

*A well presented and spacious  
three bedroom detached bungalow  
within a convenient position close  
to the centre of Framlingham*

Rent £1,100 p.c.m  
Ref: R2004

3, The Knoll  
Framlingham  
Suffolk  
IP13 9DH



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



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## Location

Framlingham offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage. Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). There is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street Station, scheduled to take just over the hour.

## The Accommodation

### Ground Floor

A partially glazed UPVC leads in to the

#### *Entrance Hallway*

A door leads through to the

*Sitting Room/Dining Room* 23'2" x 11'0" x 20'2" x 12'11" (7.07m x 3.37m x 6.15m x 3.94m)

An extremely spacious L-shaped room with large full height double glazed window to the front. Tiled fireplace with open fire. Wall mounted storage heaters. TV point. Door leads in to the

*Kitchen* 9'10" x 6'11" (3.02m x 2.12m)

Range of modern wall and base units with wood effect worksurface. Inset stainless steel single sink with mixer tap over. Space and electrics for cooker with extractor hood above. Space and plumbing for washing machine. Space for fridge-freezer. A glazed door leads out to the rear garden.

Returning to the inner hall, an airing cupboard houses the hot water tank. Further doors lead off to

*Bedroom One* 12'11" x 9'1" (3.94m x 2.79m)

A double bedroom with built in wardrobe and sliding doors with cupboard over. Wall mounted dimplex heater. Window to rear elevation.



**Bedroom Two** 9'11" x 9'1" (3.03m x 2.79m)

A further smaller double bedroom with built-in wardrobes and cupboard over. Wall mounted dimplex heater. Window to rear elevation.

**Bedroom Three** 6'11" x 9'4" (2.12m x 2.87m)

Wall mounted electric heater. Window to side elevation

**Family Bathroom**

A modern suite comprising of bath with mixer tap and shower over with folding glass shower screen. Built in vanity sink and WC. Tile surround. Inset spotlights. Heated towel rail. Extractor fan. Window to side elevation.



**Outside**

To the front of the property there is a small area of grass. Adjoining this is a driveway which leads up to the single garage. There is a gate which leads to the rear of the property which is laid to lawn with mature shrubs and is fully enclosed by fencing and has a small shed. There is also a summer house and a small seating area to the side of the property.

**Services** Mains electricity, water and drainage. Night storage heating.

**Council Tax** Band C; £1,997.25 payable 2025/2026

**Local Authority** East Suffolk

**Viewings** Strictly by appointment with the Agent.

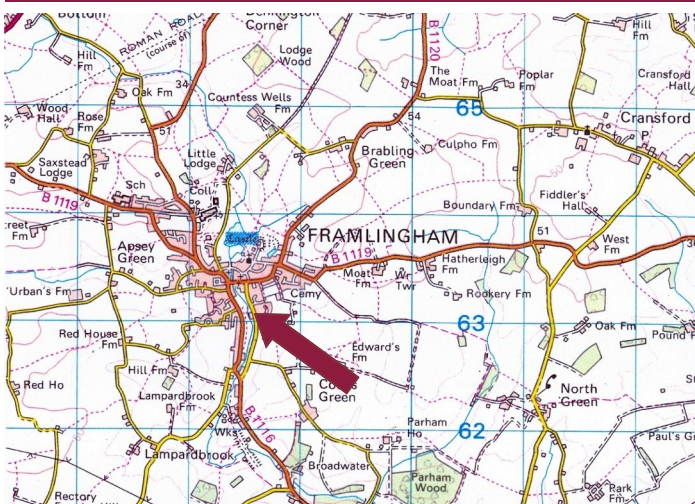
**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phone** To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**September 2025**





## Directions

Leaving the Agents office in Well Close Square, turn left and take the first left into Fore Street. Proceed towards the top of Fore Street, turning right into Fairfield Road. Proceed into Fairfield Road, taking the first left into the Knoll. The property will be identified on the left hand side with a Clarke & Simpson for sale board.

For those using the What3Words app:  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

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