



Rent £1,450 PCM

25 Bibbys Way, Framlingham, Suffolk, IP13 9FD

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A spacious and well presented four bedroom link attached property situated in a convenient position within Framlingham. Garage, parking and enclosed garden. EPC B.

Location

25 Bibbys Way is a modern property within easy walking distance of the town centre and amenities, The town is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Off the Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its prep school, Brandeston Hall, some 5 miles away. In recent years Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent medieval castle, which is managed by English Heritage.

Ground Floor

Entering through a partially glazed door into

Entrance Hallway

With stairs off to the first floor. Double panel radiator, burglar alarm controls and heating controls and doors off to

Cloakroom

Fitted with low flush WC, pedestal wash basin, double panel radiator and extractor fan.

Sitting Room

18'3" x 10'9" (5.56 x 3.27)

A spacious and light dual aspect room with window to the front and French doors leading out to the rear garden. Central fireplace with coal effect gas fire. Double panel radiators, TV aerial socket and telephone socket.

Kitchen/Dining Room

max (max)

An excellent size room fitted with a good range of base and eye level kitchen units with roll top formica work surface over, inset with a one and a half bowl single drainer stainless steel sink. Hotpoint double electric oven. Hotpoint four ring gas hob with extractor hood above. Space and plumbing for dishwasher and washing machine. Space for tumble dryer. Space for fridge freezer. Generous dining area with adequate space for good size dining table and chairs. Double panel radiators. TV aerial socket and telephone socket. Window to the front and door giving access to the rear garden. A further door leads to the understairs storage cupboard.

Stairs from the entrance hallway leads up to

First Floor

Landing

With double panel radiator and hatch to attic. Fitted cupboard and airing cupboard housing the hot water tank with partially slatted shelving. Further doors lead off to

Master Bedroom

11'1" x 11'1" (3.37 x 3.37)

A good size double bedroom with window to the front. Double panel radiator, TV aerial socket and telephone socket. Door to fitted hanging cupboard and further door to

En-Suite Shower Room

Fitted with low flush WC, pedestal wash basin and large fully tiled shower cubicle. Double panel radiator, shaver socket and extractor fan.

Bedroom Two

11'1" x 9'9" (3.37 x 2.97)

A further good size double bedroom with over stairs fitted hanging cupboard and further good size storage cupboard. Double panel radiator, TV aerial socket and telephone socket.

Bedroom Three

10'2" x 10'0" (3.09 x 3.04)

A smaller double bedroom with window to the front, double panel radiator, TV aerial socket and telephone socket (partially restricted ceiling height).

Bedroom Four

9'9" x 6'10" (2.97 x 2.08)

A single bedroom with double panel radiator, TV aerial socket and telephone socket.

Family Bathroom

Fitted with low flush WC. Pedestal wash basin and bath with mixer tap and shower attachment over. Double panel radiator, shaver sockets and extractor fan.

Outside

To the front of the property there is a small area of garden laid to grass, edged with boxed hedging and a paved pathway leading to the front door. To the side there is a shingle driveway with covered area and which leads to the single garage with up and over door. Adjacent to the garage a wooden gate provides access to the good size rear garden which is mainly laid to grass and with a paved seating area. The garden is fully enclosed.

Services

Mains electricity, water and drainage connected. Gas fired central heating.

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>

Council Tax

Council Tax Band D. £2,246.91 payable 2025/2026

Local Authority East Suffolk Council.

Credit References and Deposit

Prospective tenants will be required to pay a holding deposit equivalent to one weeks rent. Upon receipt, we will then complete a reference report. Prior to taking occupation of the property you will be required to pay a deposit equivalent to five weeks rent (to include the holding deposit received), together with the first months rent in advance.

Directions

From Clarke and Simpson’s office in Well Close Square, proceed in a southerly direction along Station Road. The entrance to Prospect Place (Bibbys Way) can be found on the right hand side. Follow this road around to the left and the property will be found on the left hand side. When using what3words app / pipeline.lessening.slacker

