



## Framlingham, Offers In Excess Of £300,000

- Exceptional Family Home
- Open Plan Sitting & Dining Rooms
- Superb Landscaped Garden
- Ga Central Heating & Double Glazing
- 3 Bedrooms
- Walking Distance to Town Centre
- Stylish Re-Fitted Kitchen with Integrated Appliances
- Stylish Bathroom
- EPC - D

# Surrey Close, Framlingham

An exceptional semi-detached house within walking distance from the town centre of Framlingham. The mid Suffolk market town of Framlingham can be traced to an entry in the Domesday Book (1086). The medieval Framlingham Castle is a major feature and tourist attraction for the area, along with its historic market place and eclectic range of buildings, variety of shops, cafes and restaurants. The town is home to the comprehensive secondary Thomas Mills High School and the independent school Framlingham College. The nearby town of Saxmundham (8 miles) has a railway station and connects to the A12 and the Suffolk Heritage Coast.



Council Tax Band: C





## DESCRIPTION

flick & Son are delighted to bring to the market this beautifully extended and greatly improved three-bedroom semi-detached family home, finished to a high specification throughout. Set within a peaceful cul-de-sac and just a short walk from the centre of this highly sought-after market town, the property offers both style and convenience in equal measure.

Occupying an elevated position, the house is approached via a series of landscaped steps framed by timber sleepers and raised flower beds, with a driveway providing off-road parking. The welcoming entrance hall opens into a spacious sitting room featuring a wood-burning stove, creating a warm and inviting focal point. Glazed double doors lead through to an elegant dining/living room and cloakroom, providing excellent space for both relaxation and entertaining.

At the rear lies a stylish, contemporary kitchen, superbly fitted with a range of high-quality cabinets, work surfaces, and integrated appliances. Beyond the kitchen, a rear hallway/boot room provides garden access via patio doors and also connects to the former garage, now converted into a large utility room and additional storage space—a practical and well-designed addition for family living.

On the first floor are three well-proportioned bedrooms. The principal bedroom sits to the front and enjoys use of a modern, beautifully appointed adjacent bathroom. The two rear bedrooms overlook the garden, one of which has been thoughtfully fitted with extensive wardrobes, currently serving as a dressing room.

The rear garden is a true highlight of this home—professionally landscaped to provide both beauty and functionality. It features a wide lawn, hedgerow boundaries, and a generous paved terrace, partially covered to create a private, sheltered space for alfresco dining. A pergola walkway leads to a raised patio area, perfectly positioned to enjoy the garden's sunny aspect throughout the day.

Offering comfortable, high-quality living in an excellent location close to town amenities and the surrounding countryside, this exceptional property is the ideal family home for those seeking a peaceful yet well-connected lifestyle.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently C

## SERVICES

Mains gas, electricity, water and drainage

The sellers advises that property has been re-wired in 2024 with new fuse board and extensive outdoor lighting. Boiler and hot water cylinder also newly fitted in 2024.

## VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: [enquiries@flickandson.co.uk](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20937/RDB.

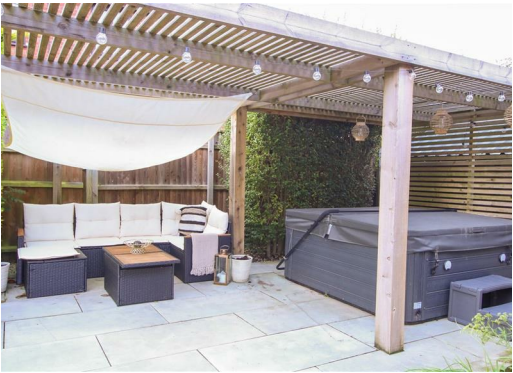
## FIXTURES AND FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be

assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.











## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)