

A detached pre-fabricated bungalow that has scope to be refurbished or rebuilt, standing in an outstanding position with field views within walking distance of the centre of Framlingham.



Guide Price

£275,000

Freehold

Ref: P7915/C

Address

Aldine
Coles Green
Framlingham
Suffolk
IP13 9LF



Hallway, sitting room, kitchen/dining room, two bedrooms and bathroom.

Off road parking, garage and sheds. Grounds extending to 0.2 acres.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

Aldine has the best of both worlds being in a stunning, rural position with field views, but within walking distance of Framlingham and all it has to offer.

The thriving 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 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 preparatory school at Brandeston some 5 miles away. Framlingham has previously been voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Description

Aldine is a detached bungalow constructed of pre-fabricated concrete. It is believed to date from the early in 1970s. It has a concrete tiled roof and UPVC windows throughout. It is anticipated that some interested parties may continue to enjoy the property as is, having carried out a general refurbishment programme. Others may seek to obtain planning permission to demolish the existing structure and replace it with a new dwelling. The sellers have not investigated this with the local council.

A glazed front door flanked on one side by a window provides access to the hallway. This has doors off to all the rooms. The sitting room has a large window to the front of the property (new glazing required) as well as a brick fireplace with wood burning stove. There is also a night storage heater. The kitchen has high and low level wall units and a double stainless steel sink along with an electric oven and four ring halogen hob and extractor fan. There are built-in cupboards including an airing cupboard with hot water cylinder in addition. There is an electric heater and hatch to the roof space.

Bedroom one is a double with a window to the front of the property and fitted cupboards along with an electric heater. Bedroom two is double with electric heater and window to the rear of the property. The bathroom comprises a WC, handwash basin, bath, electric radiator and window to the rear.

Outside

The property is approached over track paying a fair and reasonable proportion to the upkeep, onto a driveway providing off road parking. This leads to a pre-fabricated garage and garden sheds. The garden is predominately laid to grass with a number of beds, trees and shrubs. The grounds extend to approximately 0.2 acres.





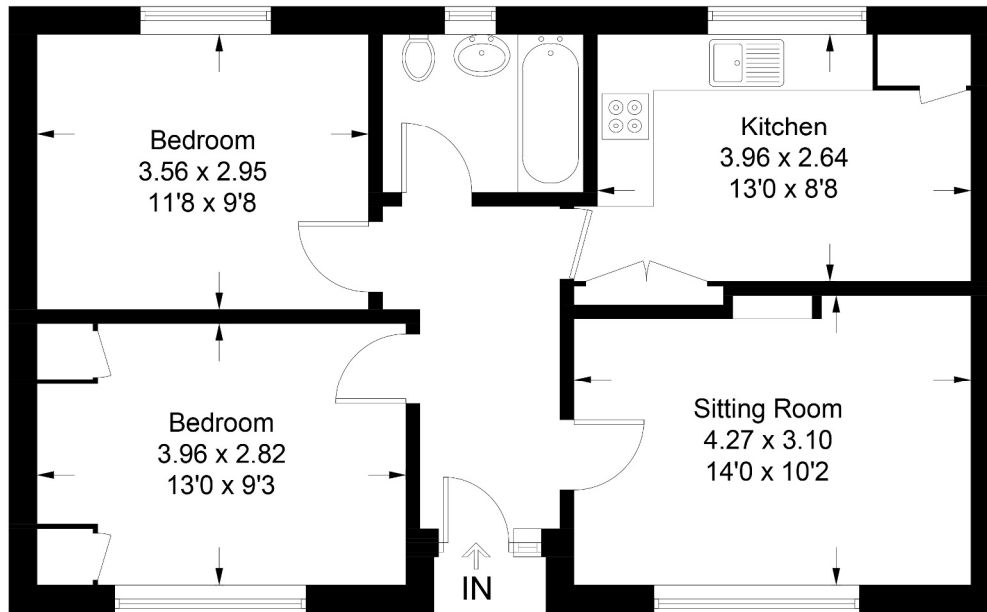






Aldine, Framlingham

Approximate Gross Internal Area = 58.0 sq m / 624 sq ft



Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage system (whilst it is believed that the septic tank works in a satisfactory manner, it is unlikely to comply with the modern General Binding Rules and a buyer should budget to install a new sewage treatment plant. This has been taken into account within the guide price). Electric radiators.

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

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

EPC Rating E = (Copy available from the agents upon request).

Council Tax Band C; £ 2,159.58 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

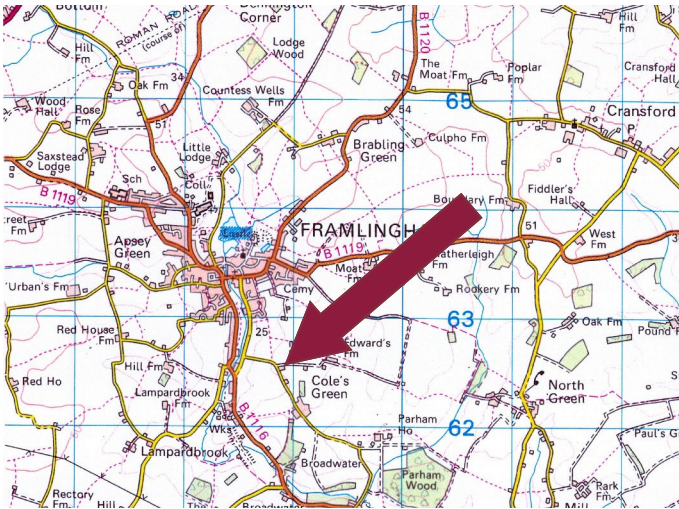
NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.
4. Due to the nature of the pre-fabricated construction, interested parties should investigate with their broker whether it is possible to obtain a mortgage on the property.
5. The property previously had an agricultural occupancy condition. The condition was removed by East Suffolk under reference DC/25/2175/ROC on 2nd June 2025.
6. The property is on two Land Registry Titles.

JUNE 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From the centre of Framlingham, proceed up Fore Street and turn right on to Fairfield Road. Continue on the road as if heading out of the town and turn left after the development towards Coles Green. Having gone up the hill, turn left on to the track where Aldine will be found a short way along on the right hand side.

What3Words: ///boasted.clothed.stalemate



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