

A well maintained four bedroom, detached family home, located within a quiet cul-de-sac just a short walk from the amenities of the popular market town of Framlingham.



Guide Price

Offers In Excess of
£450,000

Freehold
Ref: P7781/B

Address

5 Warene Close
Framlingham
Suffolk
IP13 9SR



Entrance porch, entrance hall, sitting room, dining room, study, kitchen, utility room and downstairs cloakroom. Master bedroom with en-suite shower facilities, three further double bedrooms and family bathroom.

Landscaped frontage with driveway leading to a double garage, providing off-road parking for multiple vehicles. Predominantly walled garden to rear which is generous in size.

No forward chain.

Contact Us



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40 St James' Place
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Location

5 Warene Close will be found close to the centre of the town, just off Brook Lane. The town offers a diverse range of shops and businesses including coffee shops, restaurants, hair dressers, antique shops, travel agents and delicatessen. In addition are national banks and a Co-operative supermarket. As well as Sir Robert Hitchams Primary School and Thomas Mill High School there is Framlingham College, with its prep school Brandeston Hall some 5 miles to the south-west. The town is surrounded by delightful villages, many of which have popular public houses. Golf courses are located within the area including Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles) and there is also bird watching at the RSPB centre at Minsmere (15 miles). 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 an hour.

Description

5 Warene Close is a modern built four bedroom, detached family home with brick elevations under a pitch tiled roof, located in a quiet cul-de-sac amongst similar age and style properties. The property has well laid out accommodation over two floors and has been well maintained during the current vendors tenure. The property is being sold with no onward chain and benefits from UPVC double glazing throughout and gas-fired central heating.

Entering the property via the front into an entrance porch and then into the reception hall where there are doors off to the principal reception rooms, kitchen and downstairs cloakroom. There is a returning staircase to the first floor landing with generous understairs storage. The sitting room is a dual aspect room with windows to the front and French style doors flanked by windows to the side at the rear, with views onto the terrace and garden. The sitting room is well proportioned and has a central living flame gas fireplace with granite hearth and marble surround and mantle over, and wall mounted lights. The dining room has windows to the rear and the study has windows to the front. The kitchen has a window to the rear, a matching range of fitted wall and display units, a one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashback to roll top worksurfaces. There is also a water softener and a drinking water tap. There is space and plumbing for a gas or electric cooker and space and plumbing for a dishwasher. There is an integrated fridge freezer and an opening through to the utility room. The utility room has a door to the side, a range of wall and base units with tiled splashback to roll top worksurfaces and space and plumbing for a washing machine, and extractor fan. From the entrance hall there is also a door to the downstairs cloakroom with obscure window to the side, close coupled WC and pedestal handwash basin with tiled splashbacks.

Stairs rise to the first floor landing which has a large arched window to the front. On the landing there is access to the loft and an airing cupboard with slatted shelving and water cylinder. Bedroom one is a good size double with windows to the rear and a range of fitted matching wardrobes with a dressing table unit with cupboards above and light with drawers beneath. The wardrobes have shelving and hanging rails and provide useful storage. A door from leads to the en-suite shower room with obscure window to the side, built-in double shower tray with an Aqualisa mains fed shower with tiled surround and double sliding doors, pedestal handwash basin with light and shaver point above, close coupled WC, chrome heated towel radiator and half tiled walls. Bedroom two is a further double room with windows to the rear and a range of fitted wardrobes with hanging rail and shelf above providing useful storage. Bedroom three has a window to the front with fitted wardrobes with hanging rails and shelf above. Bedroom four is a further double room with window to the front. The family bathroom has an obscure window to the rear, panel bath with tiles surround and a mains fed Mira shower over, pedestal handwash basin, close couple WC, heated towel radiator, wall mounted mirror with shaver and light above, extractor fan and half tiled walls.

Outside

To the front there is a landscaped area with driveway access to the side providing off-road parking for multiple vehicles leading to the front of a double garage where there is an oversized electric door and a personnel door to the front. There is also a personnel door to the rear of the garage. The garden to the rear is predominantly walled with some panel fencing and is mainly laid to lawn with a terrace immediately behind the property and shrub and flower borders.



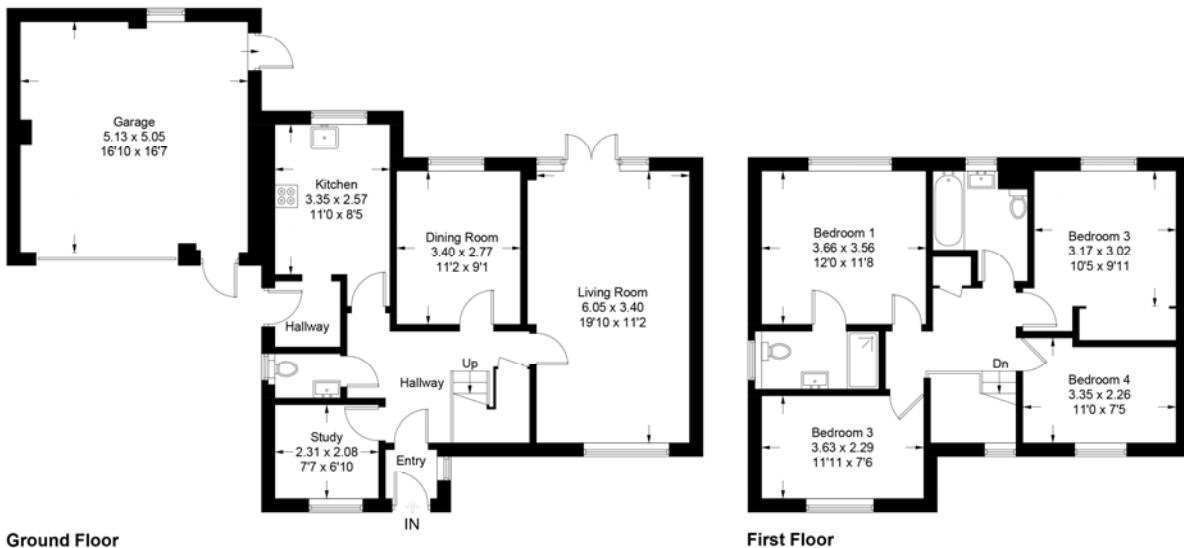






5 Warene Close, Framlingham

Approximate Gross Internal Area = 123.4 sq m / 1328 sq ft
Garage = 26.3 sq m / 283 sq ft
Total = 149.7 sq m / 1611 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

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 = C (Copy available from the agents upon request).

Council Tax Band E; £2,746.22 payable per annum 2025/2026

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.



Directions

From the Agent's Framlingham office turn left into Station Road taking the second right hand turning into Brook Lane. Continue down Brook Lane taking the first left into Devere Close and immediately left again into Warene Close where the property can be identified by a Clarke & Simpson For Sale board a short distance down on the left hand side.

For those using the What3Words app:
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