

A modern, three bedroom mid-terrace house, built by Hopkins Homes, located just a short walk from the amenities of the sought-after market town of Framlingham.



OIEO

£270,000

Freehold

Ref: P7949/B

Address

60 Station Road
Framlingham
Woodbridge
Suffolk IP13 9SG



Open-plan kitchen, dining and living area with a cloakroom.

Three first-floor bedrooms and a family bathroom.

Open-plan front garden and enclosed rear garden.

Single garage en-bloc.

Allocated parking space.

No Onward Chain

Contact Us



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Location

60 Station Road forms part of the popular Hopkins Homes development which is located just a short distance from the centre of the town. Framlingham is perhaps best known for its magnificent castle, but it also benefits from a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses, including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and 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 easy access to 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, scheduled to take just over an hour.

Description

60 Station Road is a modern three-bedroom mid-terraced house with a combination of rendered and brick elevations beneath a pitched tiled roof. Constructed by Hopkins Homes in 2019, the property benefits from the remainder of a 10-year NHBC warranty. The house is exceptionally well presented and finished to a high standard throughout, offering well-planned accommodation arranged over two floors. The current owners have used the property as a second home, and it has proved to be an ideal retreat, providing excellent accessibility to the Suffolk Heritage Coast and local attractions.

The property is entered via the front door into an open-plan kitchen, dining and living area, with a window to the front and bi-fold doors opening from the sitting room and into the rear garden. The well-appointed kitchen is fitted with a matching range of wall and base units incorporating a one-and-a-half bowl stainless steel single drainer sink with mixer tap over set into work surfaces. Integrated appliances include a dishwasher, fridge/freezer, four-ring electric hob with extractor hood above and a high-level double oven. A water softener is also installed. The worktops extend to provide a useful breakfast bar/dining area. The kitchen flows seamlessly into the sitting area, creating a bright and sociable living space. Ceramic tiled flooring extends throughout the ground floor. The bi-fold doors have remote-controlled blinds and provide direct access to the terrace and enclosed rear garden beyond. The ground floor also benefits from a useful understairs storage cupboard and a cloakroom fitted with a concealed cistern WC, pedestal wash hand basin with mixer tap, and tiled splashbacks. Stairs rise to the first-floor landing, where there is a built-in airing cupboard housing the wall-mounted Ideal Logic combination boiler. Doors lead off to the three bedrooms and the family bathroom.

Bedroom One is a well-proportioned double bedroom with a window overlooking the rear garden and a built-in double wardrobe with a hanging rail and shelf above. Bedroom Two is a further double bedroom with a window to the front and a built-in single wardrobe with a hanging rail and shelf above. Both Bedroom Two and the kitchen benefit from secondary glazing to the front elevation, helping to reduce noise from the road. Bedroom Three is a single bedroom with a window overlooking the rear garden and is currently used as a home office. The family bathroom has a window to the front and is fitted with a panelled bath with mixer tap and mains-fed shower over, complete with a glass shower screen and tiled surround. There is also a wall-mounted wash hand basin with mixer tap, a concealed cistern WC with a useful shelf above, a shaver point, extractor fan and a chrome heated towel rail and radiator.

Outside

To the front, the property is approached from the highway via a pathway leading through an open-plan front garden to the entrance door. To the rear is an enclosed, low-maintenance garden with a paved terrace immediately behind the property, providing an ideal space for outdoor seating and

and entertaining. Steps lead up to an area of artificial lawn, creating an attractive and easy-to-maintain garden. A pathway leads to a rear pedestrian gate, providing convenient access, via a path to the front of the property for taking out bins and general day-to-day use. The garage is situated to the rear of the property and forms one of four garages beneath a coach house, with an allocated parking space directly in front.

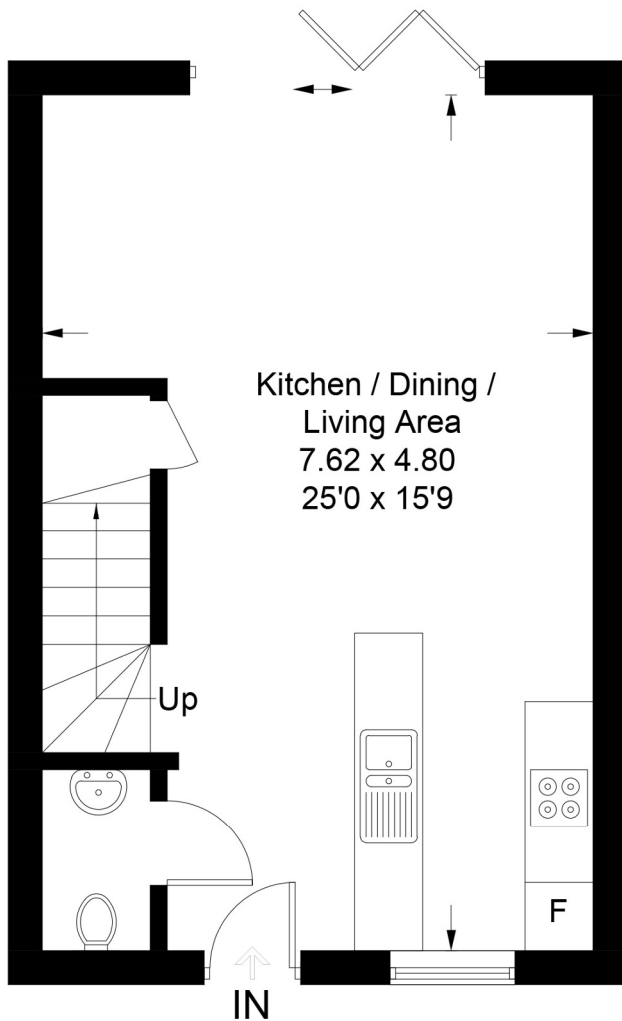




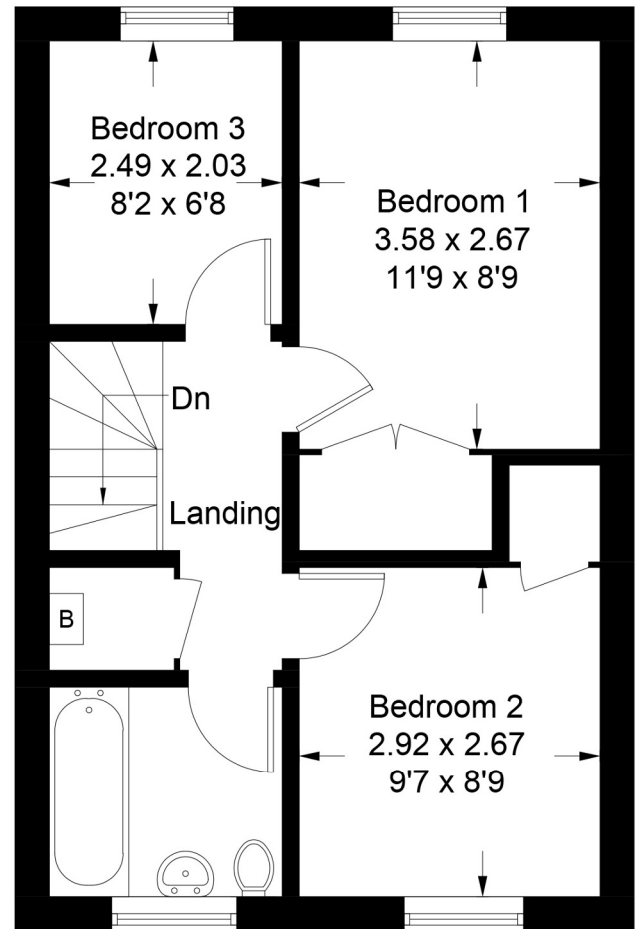


60 Station Road, Framlingham

Approximate Gross Internal Area = 73.7 sq m / 793 sq ft



Ground Floor



First Floor

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 = B (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. There is a Management Company in place that oversees the maintenance of the communal areas of the development. We understand that the day to day management is undertaken by EWS Property Management, who collect and administer the service charge every year. The current service charge is approximately £178.00 per annum. Further details are available upon request from the agent.

5. The garage is held on a leasehold basis and is subject to an annual ground rent of approximately £40 per annum payable to Danesdale Land Limited. Further details are available upon request from the agent.

July 2026

Directions

From the Agent's office, turn left and proceed in an easterly direction along Station Road. Continue past the Railway Public House, and the property will be found on the right-hand side, opposite the Technology Centre.

For those using the What3Words app: [///author.moon.scribble](https://www.what3words.com/author/moon.scribble)



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