

*A three bedroom well-proportioned semi-detached house, built circa 1930s, situated just a short walk from the local amenities of the popular and sought-after market town of Framlingham.*



#### Guide Price

£325,000

Freehold

Ref: P7838/B

#### Address

26 Mount Pleasant  
Framlingham  
Woodbridge  
Suffolk  
IP13 9HG



Entrance hall, sitting room, dining room, kitchen with pantry.

Three bedrooms, family bathroom and separate WC.

Generous gardens to the front and rear.

Driveway providing off-road parking.

Single detached, brick-built garage.

No forward chain.

#### Contact Us



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## Location

The property is set along Mount Pleasant and just a short distance to the west of the centre of the town. Framlingham is probably best known for its fine medieval castle managed by English Heritage. Framlingham 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. Away from Market Hill are a number of other businesses including pubs, vets, a medical centre and schools. Sir Robert Hitcham's Primary School and Thomas Mills High School are both well regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 the popular destinations of Southwold, Dunwich, Thorpeness and Orford all a short drive away. 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 the hour.

## Description

26 Mount Pleasant is a spacious three-bedroom semi-detached house, built circa 1930s, with red brick elevations under a pitched tiled roof. The property occupies a generous plot and is nicely recessed from the road with gardens to the front and rear and is located within walking distance of the town's amenities. The house offers well laid out accommodation arranged over two floors and would now benefit from a programme of light refurbishment and renovation.

Entering the property from the front, you are welcomed into an entrance hall with stairs rising to the first-floor landing and an understairs storage cupboard. Doors lead to the sitting room and dining room. The sitting room is a nicely proportioned space featuring a bay window to the front and a red brick fireplace with a tiled hearth and wooden mantel over. The dining room is another good-sized reception room with French-style doors opening out to the garden. It also features a tiled fireplace with a wooden mantel and surround, together with a built-in cupboard to the side with shelving above. The kitchen has a window to the side and a partially glazed door leading to the garden, and is fitted with a range of wooden units incorporating a stainless steel single-drainer sink unit with mixer tap and tiled splashbacks set into roll-top work surfaces. There is space for an electric cooker, and a door leads through to the pantry, which has an obscure-glazed window to the side and fitted shelving.

On the first-floor landing there is a window to the side and doors leading to the bedrooms and bathroom. Bedroom one is a good-sized double bedroom with a bay window to the front, a tiled fireplace and a built-in cupboard with shelving to the side. Bedroom two is a further double bedroom with a tiled fireplace and a built-in wardrobe to the side with a hanging rail and shelf above. Bedroom three is a single bedroom with a window to the front and a built-in cupboard over the stairs with shelving and a hanging rail. The family bathroom, with an obscure-glazed window to the side, comprises a coloured suite including a panelled bath and pedestal wash hand basin with tiled surround. There is also a built-in airing cupboard housing a Baxi wall-mounted gas-fired boiler and a pre-lagged hot water cylinder with slatted shelving. There is a separate WC with a close-coupled WC and an obscure-glazed window to the side.

The property benefits from double glazing and gas-fired central heating to radiators throughout.

## Outside

The property is approached from the highway via a private driveway providing off-road parking for three to four vehicles and leads to a detached single red-brick garage. The front garden is mainly laid to lawn with established flower and shrub borders, enclosed by chain-link fencing and hedging. There is gated access to

the side of the garage, where a pathway leads to the rear of the property and the rear garden. Attached to the property is a brick store and an outside WC with a low-level WC. The garage has a 7ft up-and-over door and a window to the side, with access from the rear garden to an attached utility room fitted with a butler sink with taps above, together with a range of units and shelving and a window to the rear. The rear garden is predominantly laid to lawn with established shrubs and flower borders. Immediately behind the property there is a concrete hardstanding area, and to the side of the garden there is a timber shed. The garden is enclosed predominantly by panel fencing.









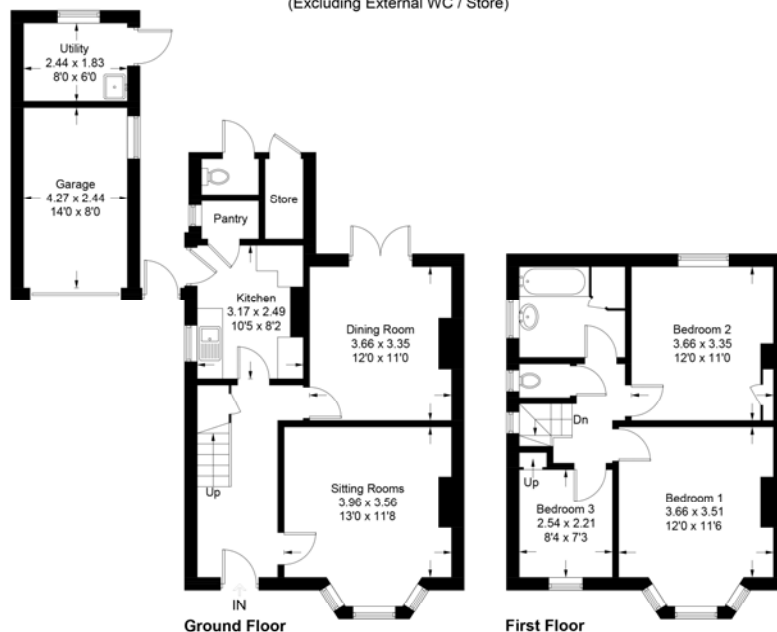
## 26 Mount Pleasant, Framlingham

Approximate Gross Internal Area = 93.9 sq m / 1011 sq ft

Garage / Utility = 15.1 sq m / 162 sq ft

Total = 109.0 sq m / 1173 sq ft

(Excluding External WC / Store)



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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 = D (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.

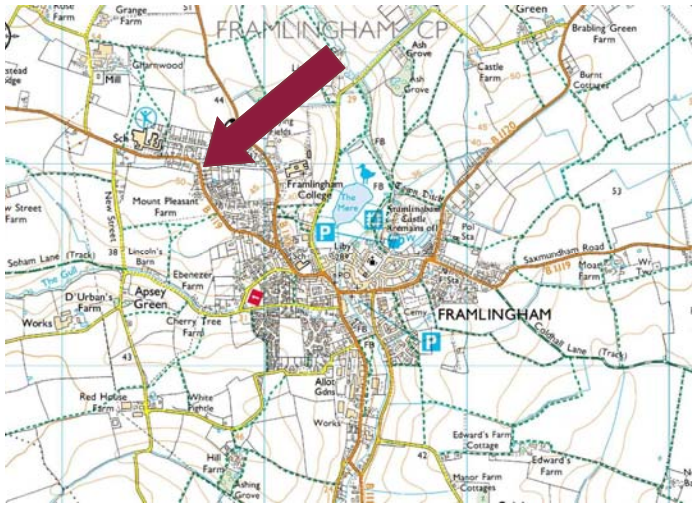
### NOTES

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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.

*March 2026*



## Directions

From the Agent's office proceed north out of the town on College Road. Turn left into Mount Pleasant and continue along this road for approximately 1/2 mile where the property is the last house on the right hand side before the doctors surgery and Pembroke Road identified by a Clarke and Simpson for sale board.

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