

*A Hopkins Homes built extended three/four bedroom house presented to a particularly high standard located on a no-through road, Clarke Drive, in Framlingham.*



#### Guide Price

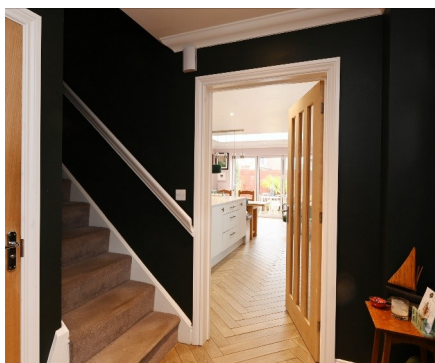
£525,000

Freehold

Ref: P7808/MC

#### Address

4 Clarke Drive  
Framlingham  
Suffolk  
IP13 9FG



Entrance hall, open-plan kitchen/dining area, sitting room and cloakroom.

Principal bedroom with en-suite shower room and dressing room (can be converted back to a fourth bedroom). Two further double bedrooms and bathroom.

Single garage (roof space flooring throughout).  
Garden.

#### 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

4 Clarke Drive is located in a small cul-de-sac, just a short distance from the centre of the popular market town of Framlingham. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham has often featured as the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

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 such as Crettingham (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. 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

4 Clarke Drive is a three/four bedroom link-detached house forming part of an impressive small development completed by Hopkins Homes in 2017 and has been immaculately maintained by the current vendors during their tenure. The property benefits from twelve solar panels with four batteries, an Aquabion water conditioner and underfloor heating throughout the ground floor.

A front door opens into the entrance hall which provides access to the open-plan kitchen/dining area, sitting room and cloakroom. The kitchen/dining area is a particular feature of the property having been extended in 2017 and enjoys bi-fold doors that open onto the rear patio. The kitchen was refitted in 2022 and comprises a stylish range of high and low level modern wall units with Quartz worktops. Integrated appliances include a dishwasher, washing machine, Neff combination electric oven, larder fridge and under-counter freezer, along with a Falcon range mains gas cooker and an Electriq extractor fan above. A central island incorporates an inset stainless steel sink with Quooker boiling water tap, while a further slimline sink is positioned towards the rear of the kitchen area. A door leads from here to the understairs storage cupboard. The sitting room has sash windows to the front and side of the property and features a gas fireplace. The cloakroom comprises a WC, handwash basin and extractor fan.

Stairs rise to the first-floor landing which provides access to the bedrooms, bathroom and storage cupboards. The principal bedroom has a sash window to the front of the property and benefits from an en-suite shower room comprising a walk-in shower with tiled surround, WC, handwash basin, extractor fan and an obscured glazed sash window to the front. Both shower rooms were refitted in 2024. A door from the principal bedroom leads to a walk-in wardrobe with fitted rails, shelving and drawers. This is the fourth bedroom that can easily be converted back into a bedroom. From here there is ladder access to the fully boarded loft. A further door from the bedroom opens into an additional built-in wardrobe. Bedroom two is a double room with a sash window to the front. It has a built-in desk, shelving and cupboard. Bedroom three is a further double room with a window to the side, a Velux window and has built-in double cupboards along with a further loft access hatch. The bathroom was refitted in 2024 and comprises a walk-in shower with tiled surround, WC, handwash basin, extractor fan and obscured glazed windows to the side. Also accessed via the landing is a storage cupboard and the airing cupboard which houses the hot water cylinder.



## Outside

The property is approached from the road via a professionally landscaped front garden with steps leading up to the front door. The rear garden is accessed from the bi-fold doors in the kitchen/dining area and has been thoughtfully landscaped with a paved patio, raised flower beds, a built-in bench and barbeque area. A pathway leads around the side of the house to a sliding gate which provides access to the resin driveway, garage and EV charging point. The garage is accessible via an up-and-over door and a separate personnel door from the garden. It has been divided into two sections: the rear section houses a tumble dryer and has a sliding door leading to a further storage area which has a fully boarded loft with a step access hatch.



























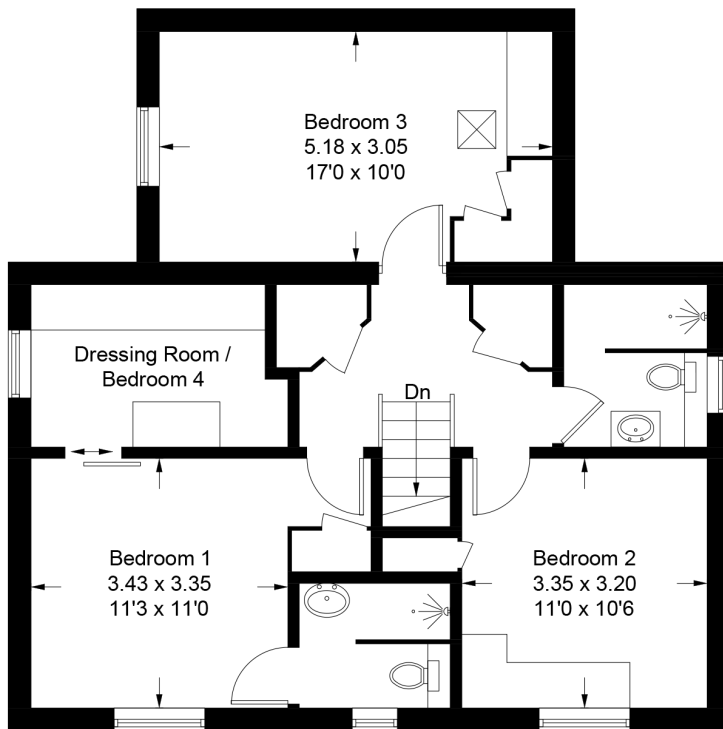


# 4 Clarke Drive, Framlingham

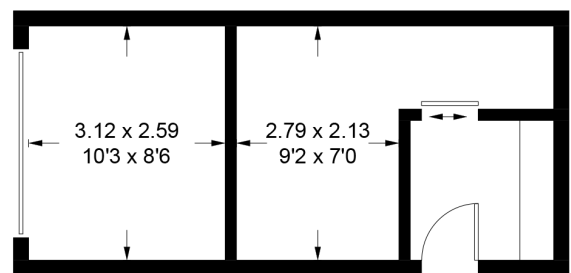
Approximate Gross Internal Area = 132.1 sq m / 1422 sq ft

Garage / Store = 21.5 sq m / 231 sq ft

Total = 153.6 sq m / 1653 sq ft

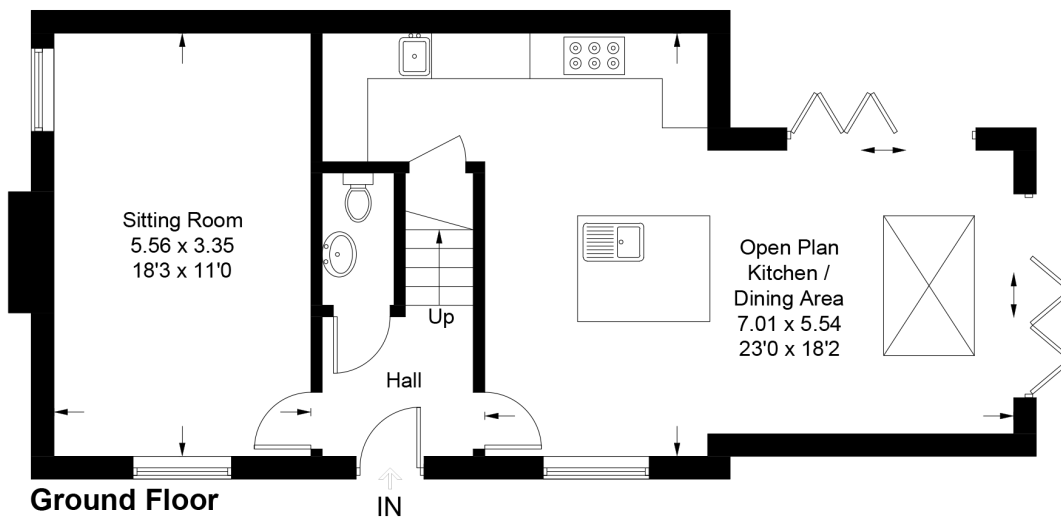


**First Floor**



(Not Shown In Actual Location / Orientation)

**Garage / Store**



**Ground Floor**





*Management Company* There is a Management Company in place that oversees the maintenance of the communal areas of the development. The charge for the period 1st January to 31st December 2025 was £124.14.

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, electricity and gas.

*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 D; £2,246.91 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk

#### 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.

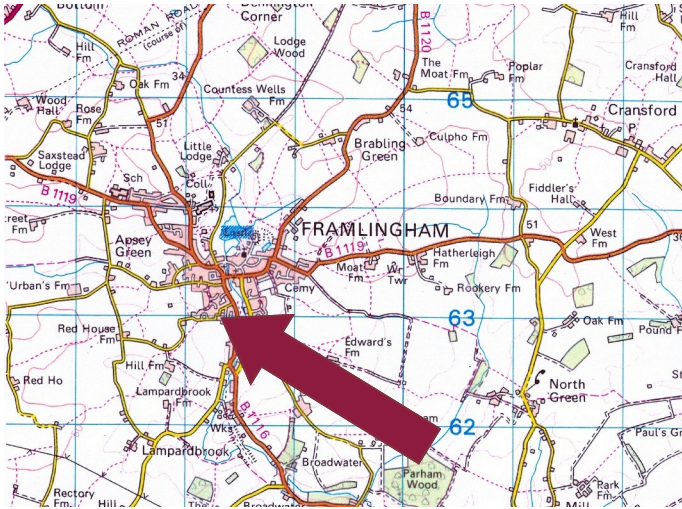
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*February 2026*



Chartered Surveyors / Estate Agents

# Clarke & Simpson



## Directions

From the Agent's office, proceed along Station Road, turning right into Victoria Mill Road, just before the Station Public House. Continue along Victoria Mill Road turning left onto Clarke Drive. The property will be found a short way on the left hand side.

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