

A modern, two bedroom semi-detached bungalow occupying a quiet cul-de-sac location with field views to front and enclosed garden to rear, in a popular residential area in the sought-after town of Framlingham.



Guide Price

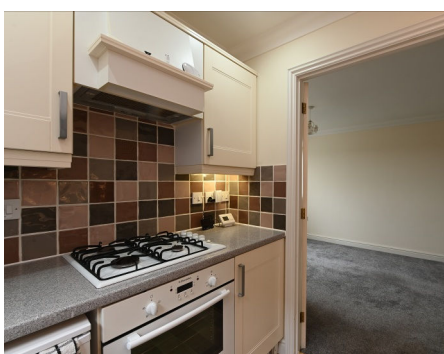
£245,000

Freehold

Ref: P7863/B

Address

16 Lambert Close
Framlingham
Suffolk
IP13 9TE



Entrance hall, sitting/dining room, kitchen, two bedrooms and shower room.

Enclosed garden to rear.

Single garage and driveway providing off-road parking.

No onward 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

The property is located in a popular residential area in the sought-after town of Framlingham, which is well equipped with various amenities, including a doctors surgery, Sir Robert Hitcham's CEVA Primary School and nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses within the town including cafés, restaurants, hairdressers, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country but is perhaps best known for its magnificent castle.

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 Woodbridge (12 miles) and Aldeburgh (14 miles). The world famous Snape Maltings Concert Hall is nearby (10 miles), and there is also bird watching at the RSPB centre at Minsmere (14 miles). The property is only miles from the coast, with easy access to the popular destinations of Southwold, Aldeburgh, 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, which are scheduled to take just over an hour.

Description

16 Lambert Close is a modern, two bedroom semi-detached bungalow with brick elevations under a pitch tiled roof occupying a quiet position within a cul-de-sac in a popular residential area in Framlingham. The property has well laid out accommodation and has been exceptionally well maintained during the current vendor's tenure.

Entering the property through the front door into the hallway, where there is a built-in cupboard housing a gas fired wall mounted boiler, slatted shelving and burglar alarm. A door from the hall leads into the sitting/dining room with a bay window to front with views over the neighbouring countryside. There is a door off to the kitchen. This has a window to side and partially glazed door to the garden and is fitted with a matching range of wall and base units incorporating a single drainer sink unit with taps over and tiled splashback to roll top worksurfaces. There is a four ring gas hob with electric oven under and extractor hood over, space for a fridge freezer, space and plumbing for a washing machine and recessed lighting. From the sitting room there is also a door to an inner hallway where there is a built-in cupboard with slatted shelving and electric heater as well as loft access. Bedroom one has a window to the rear and a built-in double wardrobe with hanging rail and shelf above. Bedroom two is a good size single room but could be used as a dining room or office. It has French style doors opening out to the garden onto a paved terrace. From the inner hall there is a door to the shower room comprising a double walk-in shower with electric shower over in tiled surround with glass screen, pedestal handwash basin, close coupled WC with mirror front cupboard, light above and shaver point, obscured window to side, tiled walls, chrome heated towel radiator, wall mounted electric heater and extractor fan.

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

Outside

The property is approached from the highway via a pathway which leads in front of the neighbouring bungalows to number 16. Here there is a pathway to the front door and gated side access to the rear. There is an enclosed rear garden which is well maintained with a terrace immediately behind the property and a pathway that leads to the personnel door of the garage. There is a raised border to the side and a lawned area with established shrubs which is enclosed by panelled fencing. The garage is brick built with an up and overdoor and personnel door to the garden. There is a driveway in front of the garden providing off-road parking.



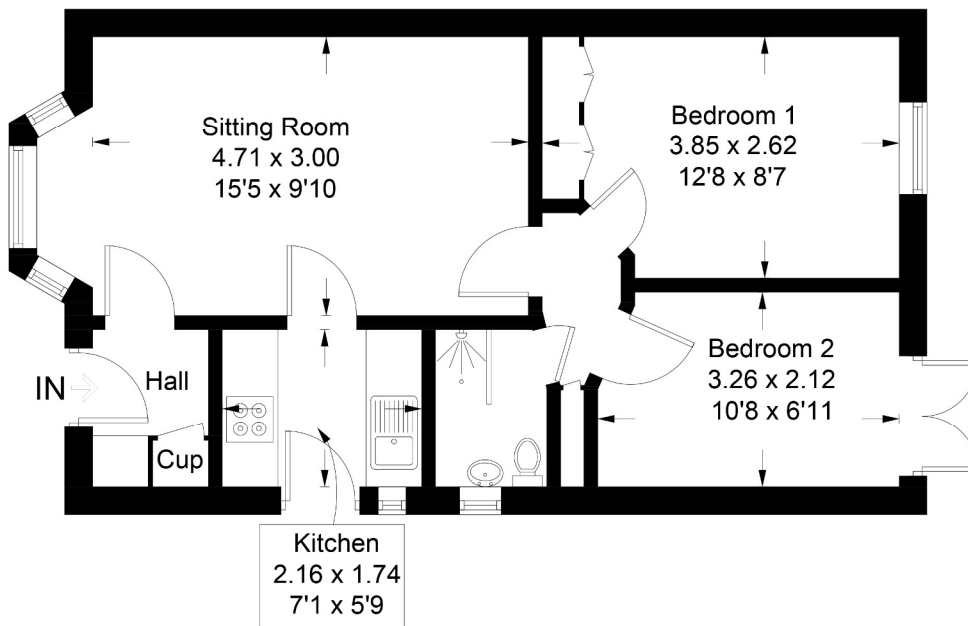






16 Lambert Close, Framlingham

Approximate Gross Internal Area = 43.6 sq m / 469 sq ft



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Produced for Clarke and Simpson

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 B; £1,889.63 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.

April 2026

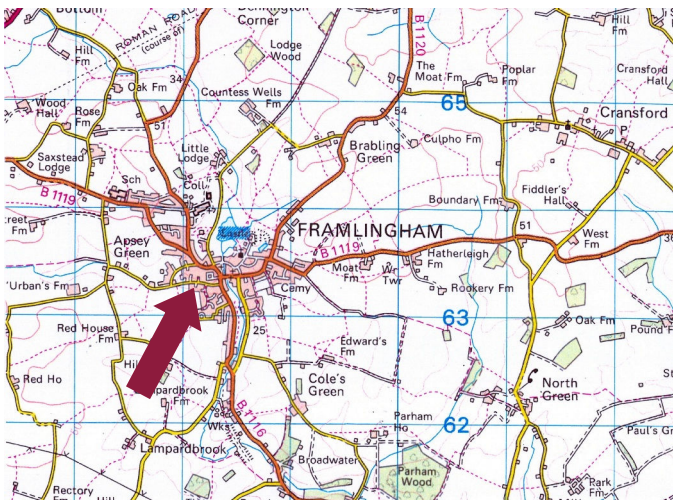
Chartered Surveyors / Estate Agents

Clarke & Simpson

Directions

From the Agent's Framlingham office, turn left into Station Road taking your second right hand turn into Brook Lane. Continue along Brook Lane and take the third turning on your left onto Castle Brooks. Continue along Castle Brooks taking a right hand turn into Lambert Close where the property can be found at the end of the close on the right hand side, identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app:
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