

A modern, spacious three bedroom town house situated on the popular Castle Brooks development just a short walk from the amenities of the sought-after market town of Framlingham.



Guide Price

£350,000

Freehold

Ref: P7886/B

Address

57 Castle Brooks
Framlingham
Suffolk
IP13 9SG



Entrance hall, kitchen/dining room, cloakroom and study/family room.

Large first floor sitting room, family bathroom and double bedroom.

Two double bedrooms on the second floor including principal bedroom with en-suite.

Enclosed rear garden.

Double garage and off-road parking.

No forward chain.

Contact Us



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And at The London Office
40 St James' Place
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Location

57 Castle Brooks forms part of the popular Castle Brooks 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

57 Castle Brooks is a modern, three bedroom mid-terraced town house which was built in 2014 by Hopkins Homes and has been well maintained during the current vendor's tenure. The property benefits from double glazing and gas fired central heating throughout and offers flexible accommodation over three storeys.

The property is accessed from the front into the entrance hall where there is a built-in cupboard and doors off to the study, kitchen/dining room and downstairs cloakroom and stairs that rise to the first floor landing with understairs cupboard. The kitchen/dining room which incorporates a utility area is a spacious room with window to rear, partially glazed door to the rear garden and ceramic tiled flooring. There are a matching range of fitted wall and base units with one and a half bowl stainless steel single drainer sink unit with tiled splashbacks to roll top work surfaces, four ring gas hob with electric oven and grill under and stainless steel extractor hood over, along with space for further appliances. The study/family room is a good sized room with sash window to front. The downstairs cloakroom has close couple WC, pedestal hand wash basin with tiled splashbacks and extractor fan.

Stairs rise to the first floor landing where there are doors off to the sitting room, bedroom three and the family bathroom. The sitting room is a large room with two sash windows to the front and a feature fireplace with Living Flame gas fire on granite hearth with cast surround and wooden mantel. Bedroom three is a double bedroom with windows to rear. Also on the first floor is the family bathroom with obscured window to rear, panel bath with mixer tap over and shower attachment, close couple WC, pedestal hand wash basin and built-in double shower cubicle with mains fed shower over and tiled surround. Part tiled walls, shaver point, glass shelving with mirror to side and extractor fan.

A further staircase rises to the second floor landing where there is access to the loft, a built-in airing cupboard with pressurised water cylinder and further built-in cupboard with shelf over the stairs. From the landing doors lead to bedrooms one and two. Bedroom one is a good sized double bedroom with two sash windows to front, built-in double wardrobe with hanging rail and shelf above. A door from bedroom one leads into the en-suite shower room which comprises pedestal hand wash basin with tiled splashbacks and mirror above, close couple WC, built-in shower cubicle with concertina door, mains fed shower over with tiled surround, shaver point and extractor fan. Bedroom two is a further double bedroom with two windows to rear and a built-in double wardrobe with hanging rail and shelf above.

Outside

To the rear of the property lies an enclosed garden with a paved terrace and an area laid to lawn. The garden is enclosed by panel fencing. There is gated access to a pathway which leads to the double garage. From the rear gate turn right and then left. The two garages are the first two to the left side of the door to the property above.



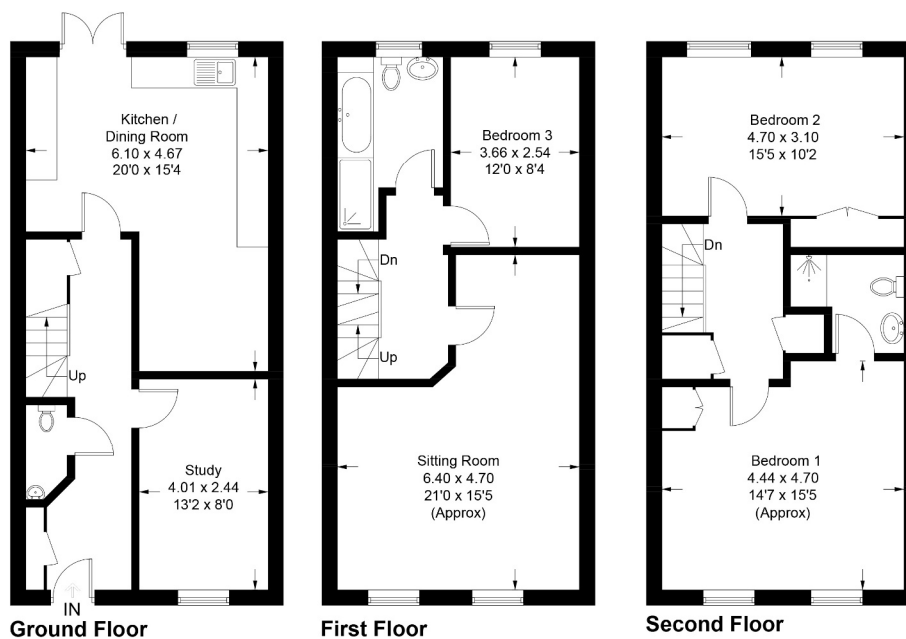






57 Castle Brooks, Framlingham

Approximate Gross Internal Area = 146.2 sq m / 1574 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas.

Grounds maintenance charge Garages are on a leasehold basis and there is a charge of £445 per annum paid half yearly. Further details upon request from the agent.

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 D; £2,429.53 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.

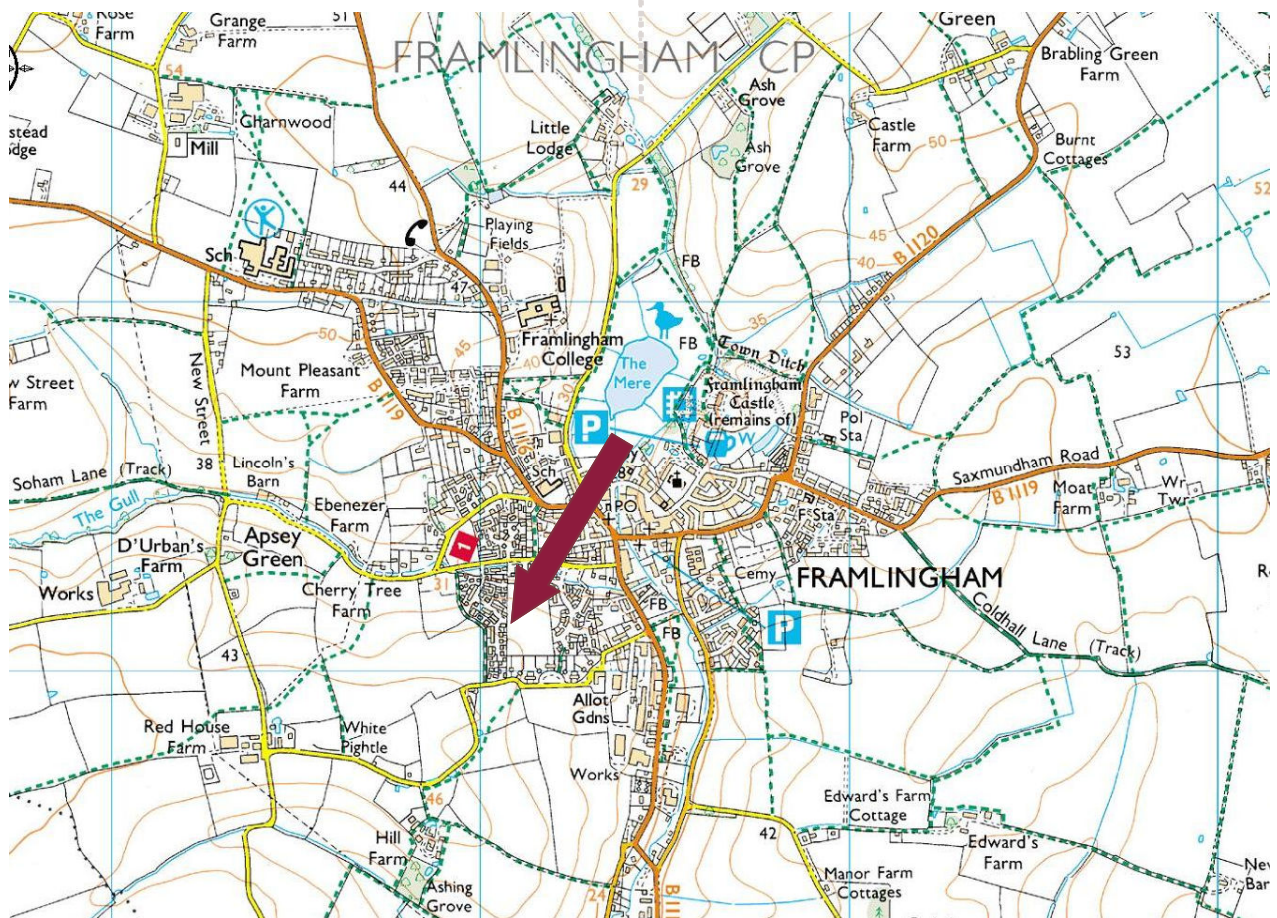
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Directions

Proceed from the Agent's office in Well Close Square in a southerly direction onto Station Road. Turn right into Brook Lane opposite The Railway public house and take the third left hand turning into Castle Brooks and follow the road to the top of the hill and around the corner into the newer part of the development where number 57 will be found on the right hand side.

For those using the What3Words app: [///decimals.wink.vans](http://decimals.wink.vans)



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