



5 Mayhew Road, Framlingham, Woodbridge, Suffolk IP13 9FF

A three-bedroom detached family home on the popular Mount Pleasant development, close to the schools and amenities of the town.

Guide Price £395,000 Freehold

P8008MC



Summary

Entrance hall, kitchen/dining room, sitting room, utility room and cloakroom.

Principal bedroom with en-suite shower room, two further bedrooms and bathroom.

Single garage and off-road parking.

Enclosed garden to rear.

No onward chain.

Location

Mayhew Road is located a short distance from the centre of Framlingham and is well placed to benefit from all the amenities the town has to offer. The property is located within walking distance of the centre of Framlingham and the doctors' surgery, primary school, Thomas Mills High School and Framlingham College. Framlingham is best known locally for its fine medieval castle and offers a good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops including a Co-operative supermarket, public houses and restaurants. The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

Description

5 Mayhew Road is a well-presented four-bedroom detached home which is located on the Persimmon development which was completed in circa 2018. The property is being sold with the remainder of a ten-year LABC warranty.



The front door opens into the entrance hall which has doors which provide access to the kitchen/dining room and sitting room. The kitchen/dining room has windows to the front and rear and is fitted with a matching range of wall and base units. There is an inset stainless-steel sink and an integrated four-ring hob with electric oven under and a stainless-steel splashback and extractor hood above. There is also space and plumbing for a dishwasher and fridge/freezer. The sitting room is a spacious room with a window to the front and French style doors opening onto the rear garden. From the kitchen/dining room, a door provides access to the utility room which houses the boiler and has space and plumbing for a washing machine and tumble dryer. Here there is a door which opens onto the rear garden and a further door provides access to the cloakroom which comprises a WC and hand wash basin.

From the entrance hall, stairs rise to the first-floor landing which has a window overlooking the rear garden. The spacious principal bedroom has windows to the front and rear and benefits from built in wardrobe cupboards. A door opens to the en-suite shower room which comprises an obscured glazed window to the front, built in shower with tiled surround, WC, hand wash basin and extractor fan. Bedroom two is a further double bedroom which has a window to the front and benefits from a built-in cupboard. Bedroom three is a good-sized single bedroom and has a window overlooking the rear garden. The bathroom has an obscured glazed window to the front and comprises a bath in tiled surround, WC, hand wash basin and extractor fan.

Outside

The property is accessed via a small no through road that leads to the property. The front garden is mainly laid to lawn with a pathway leading to the entrance porch.

The garden to the rear is fully enclosed and is mainly laid to lawn with a variety of trees and shrubs interspersed. There is also an area of patio. From the rear garden, there is gated access to the off-road parking and single garage. The garage is connected to power and light and has a remote controlled up and over door.

















Directions

From the agent's office in Well Close Square, head up College Road and take the second left hand turning onto Mount Pleasant. Continue up the hill and round the right-hand bend and the turning to Mayhew Road can be found on the left-hand side. Then turn left again and the property is located on the right-hand side.

For those using the What3Words app: [///tall.joints.fetches](https://www.what3words.com/#!/tall.joints.fetches)

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, gas and drainage.

Grounds Maintenance Charge There is a communal grounds maintenance fee of approximately £150 per annum, payable to Remus. Further details are available 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>

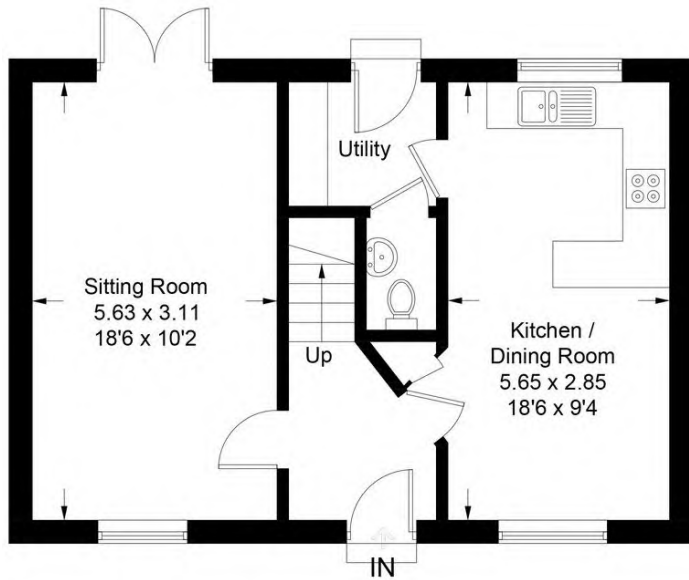
EPC Rating = B (Copy available from the agents upon request).

Council Tax Band D: £2,429.53 payable per annum 2026/2027

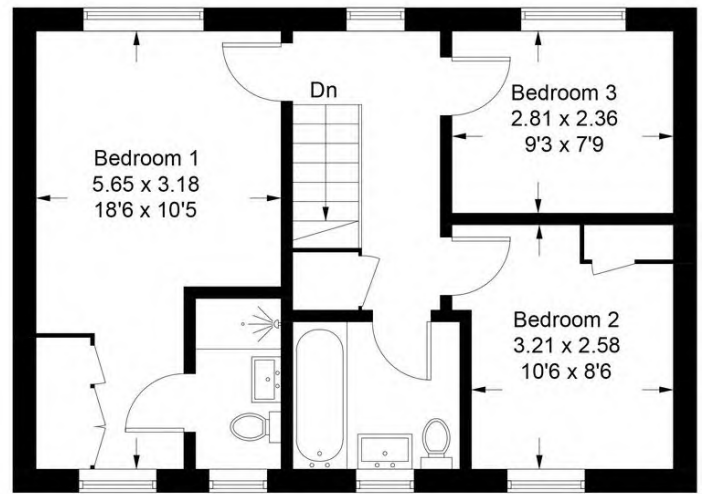
Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

5 Mayhew Road, Framlingham

Approximate Gross Internal Area = 93.1 sq m / 1002 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1343904)

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. This is a Probate sale and the Executors have applied for Probate, but it is yet to be granted.

October 2026



Clarke & Simpson

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