

A two-bedroom, mid-terraced house, located on the popular Castle Keep development on the edge of the market town of Framlingham.



Guide Price

OIEO £239,500

Freehold

Ref: P7878/MC

Address

4 St John Way

Framlingham

Suffolk

IP13 9FS

Entrance hall, kitchen/sitting/dining room and cloakroom.
Principal bedroom with en-suite shower room, further double bedroom and bathroom.
Enclosed rear garden.
Off road parking.

Contact Us



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email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

And at The London Office
40 St James' Place
London SW1A 1NS

Location

4 St John Way is located on the popular Castle Keep development, 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 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 providing day-to-day services including pubs, vets, a medical centre and schools - Sir Robert Hitcham's Primary School and Thomas Mills High School. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage. In 2017, Framlingham was included within the top four places in the country to live by the Sunday Times.

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 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 the hour.

Description

4 St John Way is a two-bedroom, mid-terraced house, located on the popular Castle Keep development on the edge of the market town of Framlingham. Built approximately seven years ago by Taylor Wimpey, the property is being sold with the remainder of its 10-year NHBC warranty.

The front door opens into an entrance hall, leading through to the open-plan kitchen/sitting/dining room. The kitchen is fitted with a matching range of wall and base units, complemented by an integrated Franke Techtonite sink. Appliances include a four-ring gas hob with an electric oven below and extractor hood above, along with an integrated fridge freezer and slimline dishwasher. The sitting/dining area has French style doors which open out onto the rear garden.

Stairs rise to the first-floor landing, which provides access to both bedrooms and the bathroom. The principal bedroom overlooks the rear garden and benefits from an en-suite shower room, fitted with an Aqualisa electric shower, WC, wash hand basin and extractor fan. Bedroom two is a further double room with windows to the front. The bathroom comprises a panelled bath with shower over and tiled surround, WC, wash hand basin and extractor fan.

Outside

The rear garden is enclosed by wooden panel fencing and is mainly laid to lawn, with a stepped pathway leading to an elevated, landscaped area. From here, there is gated side access. To the front of the property, there are two allocated parking spaces.

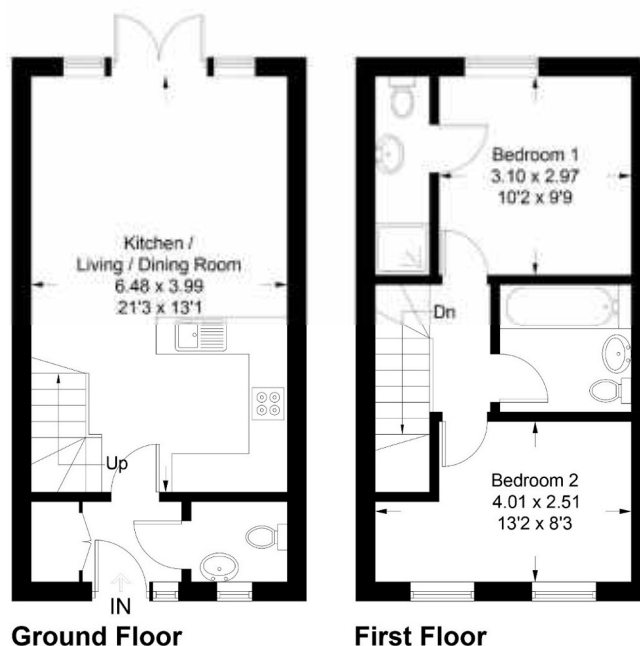








Approximate Gross Internal Area = 63.6 sq m / 684 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Service Charge Collected in two equal payments on 1st January and 1st July. The charge for 2026 was £259.70.

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 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 internal pictures were taken prior to the current tenancy commencement.

April 2026



Directions

Entering Framlingham from the south on the Woodbridge road (B1116), at the sharp left hand bend, turn right onto Fairfield Road and take the second right hand turning into Coopers Close. Take the first left into St. John Way. Continue towards the end of the cul-de-sac where the property can be found on the left hand side.

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