Chartered Surveyors / Estate Agents

Clarke & Simpson

A three bedroom house in an established and quiet residential area, just a short walk from the centre of Framlingham.

OIEO
£325,000 Freehold
Ref: P7162/J

4 Norfolk Crescent
Framlingham
Woodbridge
Suffolk
IP13 9EW

Entrance hall, 20' sitting room, dining room, kitchen, study, conservatory, utility room and wet room.
Three bedrooms and a cloakroom.
Generous driveway and established westerly facing rear garden.

Contact Us

Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

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

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

Location

Norfolk Crescent is located close to the centre of Framlingham and is well placed to benefit from all the amenities the town has to offer. This includes 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, Barclays Bank, a Co-operative supermarket and doctors' surgery. In recent years Framlingham has often featured as the number one place to live in the country and 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 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

4 Norfolk Crescent is a spacious and extended, detached chalet-style dwelling that occupies a quiet position towards the rear of this popular and established development.

Whilst the property has been let in recent years, it is well presented throughout, and benefits from a new boiler that was replaced in 2022, UPVC double glazed windows and a relatively modern kitchen and wet room.

The property offers well laid out and spacious accommodation of over 1,500 sq ft comprising a large entrance hall, spacious L-shaped sitting room with fireplace, dining room, study, conservatory, well fitted kitchen, utility room and wet room on the ground floor. On the first floor there are three bedrooms and a cloakroom.

Outside there is a generous block paved driveway to the front, together with an established garden. At the rear the westerly facing garden enjoys the sun during the afternoon and into the evening.

The Accommodation

The House

Ground Floor

A composite wood effect front door with arched top light opens into the

Entrance Hall

With staircase rising to the First Floor, radiator, door to Cloak Cupboard, telephone point, wood effect flooring to part and doors off to

Sitting Room 20'3 x 16' (6.17m x 4.88m)
A light and spacious twin-aspect reception room that overlooks Norfolk Crescent, the front garden and driveway. The focal point of the room is the coal effect gas fire in tiled surround, together with raised tiled hearth. Radiators and telephone point.

Kitchen 16'8 x 8' (5.08m x 2.44m)
With window overlooking the westerly facing rear garden, together with part glazed stable type door providing access. Well fitted with good range of cupboard and drawer units with granite effect worksurface over incorporating a Franke stainless steel sink with mixer tap and drainer. Four ring Bosch induction hob together with matching light and extractor hood over. High level Bosch oven and grill together with matching microwave. Integral Bosch dishwasher. Display cabinets, recessed spotlighting, radiator and tile effect flooring.

Dining Room 14' x 10'11 (4.27m x 3.33m)
With high level window on the side elevation, together with glazed French doors gaining light from the Conservatory. Radiator. Door to

Study 10' x 8' (3.05m x 2.44m)
With window on the side elevation, door to useful understairs storage cupboard and radiator.

Returning to the Dining Room a pair of glazed French doors open into the

Conservatory 11'3 x 8' (3.43m x 2.44m)
A delightful addition to the house and making the most of the westerly facing rear garden. Of UPVC construction with mono-pitch Perspex roof set on a raised brick plinth, and with glazed French doors providing direct access to the garden.

Returning to the Entrance Hall further doors provide access to the

Utility Room 8'0 x 8'0 (2.44m x 2.44m)
With window overlooking the front driveway and further range of cupboard and drawer units with marble effect work surface over incorporating a stainless steel sink with mixer tap and drainer. Recess and plumbing for washing machine and fitted Patmore water sofener. Wall mounted Baxi gas fired boiler (fitted in 2022), radiator and tile effect flooring.

Wet Room
With large, accessible shower area with floor drain, WC, mounted wash basin with mixer tap and storage cupboard under. Heated towel rail, extractor fan, radiator, tiled flooring and mirror fronted medicine cabinet.

Stairs from the Entrance Hall rise to the

First Floor

Landing
With window providing good views across the roofscape of Framlingham, shelved recess and doors off to

Bedroom One 16'6 x 11' (5.03m x 3.35m)
A good size double bedroom with window on the rear elevation overlooking the garden. Fitted wardrobe cupboards. Eaves storage cupboards, TV point and radiator.

Bedroom Two 17' x 9'6 (5.18m x 2.9m)
Another good size double bedroom that benefits from a large window providing plenty of light and overlooking Norfolk Crescent. Fitted wardrobe cupboard, eaves storage cupboard and radiator. Door to **Airing Cupboard.**

Bedroom Three 11' x 7' (3.35m x 2.13m)
With dormer window overlooking Norfolk Crescent. Access to roof space.

Cloakroom
With WC and corner mounted wash basin.

Outside

The property occupies a delightful, quiet position towards the rear of Norfolk Crescent. To the front is a generous block paved driveway, that is sufficiently large enough for the parking of two vehicles, and beside this is the front garden that is laid to grass for ease of maintenance, but incorporating well stocked beds containing a variety of established flowers and shrubs. Beside the property is a walkway that provides direct access, via a gateway, to the rear.

The rear garden is a delightful area, and facing in a westerly direction enjoys the sun during the afternoon and into the evening. Immediately adjoining the rear of the property is a patio area and beyond this a garden that comprises a central area laid to grass, which is enclosed by borders containing a good variety of established trees, shrubs and flowers. To the far corner is a concrete pad that would be suitable as a shed base. There is also a useful timber frame storage shed.

4 Norfolk Crescent, Framlingham

Approximate Gross Internal Area =146.0 sq m / 1571 sq ft

Ground Floor **First Floor**

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. Gas fired boiler serving the central heating and hot water systems.

EPC Rating C (full report available 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

Council Tax Band D; £2,246.91 payable per annum 2024/2025.

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

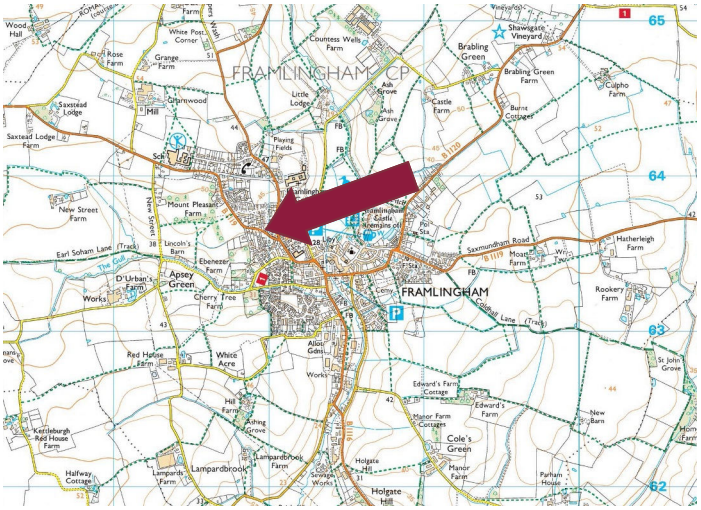
NOTES

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.

April 2025

Clarke & Simpson



Directions

From the agent's office in Well Close Square, head up College Road and take the first left hand turning into Vyces Road. Take the first right hand turning into Norfolk Crescent and the property will be found towards the rear of the development on the left hand side.

For those using the What3Words app:
///diggers.tastings.declares

Need to sell or buy furniture?
If so, our Auction Centre would be pleased to assist — please call 01728 746323.

www. the londonoffice.co.uk 40 ST JAMES'S PLACE SW1
rightmove
OnTheMarket.com
facebook
RICS
naea propertymark PROTECTED