

*A spacious, detached three-bedroom chalet-style dwelling, set within a generous plot in a sought-after cul-de-sac location, just a short walk from the amenities of Framlingham.*



Guide Price

£375,000

Freehold

Ref: P7785/B

Address

Castle View  
6 Norfolk Crescent  
Framlingham  
Suffolk IP13 9EW



Entrance hall, large L-Shaped sitting room, dining room, kitchen, snug, conservatory and wet room. Three bedrooms and a WC.

Generous gardens.

Ample off-street parking.

Contact Us



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## 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

Castle View is a spacious, detached three-bedroom chalet-style dwelling with brick elevations beneath a pitched tiled roof, featuring a garage conversion to the side. The property has been well maintained throughout the current vendor's tenure. The accommodation is thoughtfully arranged over two floors and comprises an entrance hall, sitting room, dining room, snug, kitchen, conservatory and wet room on the ground floor. On the first floor there are three bedrooms and a WC. The property further benefits from UPVC double glazing and gas-fired central heating throughout, making it an ideal and well-proportioned family home.

Entering the property from the front into a welcoming entrance hall, featuring a range of useful built-in storage cupboards, with stairs rising to the first-floor landing and doors leading to the principal reception rooms. The sitting room is a generous L-shaped space with large windows to the front and side elevations, providing an abundance of natural light. The snug, forming part of the garage conversion, is dual aspect with windows to the front and rear, together with a door providing convenient access to the garden. The dining room is well-proportioned and benefits from a high-level side window and built-in understairs storage. Sliding doors open into the conservatory, which features UPVC windows, a polycarbonate roof and a ceramic tiled floor, with sliding doors opening onto a paved terrace overlooking the garden.

From the dining room, an archway leads through to the kitchen, which benefits from a large side window and a matching range of fitted wall and base units. These are complemented by roll-top work surfaces with tiled splashbacks and a one-and-a-half bowl stainless steel single drainer sink unit with mixer tap above. The kitchen is equipped with a four-ring electric hob with a glass and stainless steel extractor hood above, a high-level double oven and grill, and provides space and plumbing for both a dishwasher and washing machine, along with space for a fridge freezer. The property also benefits from a water softener. Also accessed from the entrance hall is the ground floor wet room, a purpose-built space featuring ceramic tiled flooring and two obscure-glazed rear windows. The room includes a walk-in shower with mains-fed shower over, a concealed-cistern WC, and a wash basin built within a useful storage cupboard with shelving above. Further features include a chrome heated towel radiator, backlit heated mirror, wall-mounted Dimplex heater and extractor fan.

Stairs rise to the first-floor landing, which benefits from a side window and a useful understairs storage cupboard. From the landing there is access to the WC, featuring an obscure-glazed side window, close-coupled WC and wash hand basin. Bedroom one is a generous double bedroom with a large rear-facing window and built-in eaves storage with sliding doors, hanging rails and additional eaves storage. Bedroom two is a further well-proportioned double bedroom with a large front-facing window, built-in

eaves storage with hanging rails and an additional cupboard housing the gas-fired central heating system. Bedroom three is a good-sized single bedroom with a side window.

### Outside

The property is approached from the highway via a driveway providing off-road parking for two to three vehicles, with a lawned garden to the side enclosed by hedging. To the rear, the garden is generous, unoverlooked and predominantly laid to lawn, with a mix of hedged and fenced boundaries complemented by established shrub and flower borders. Immediately behind the property is a paved terrace, ideal for outdoor seating, while to the right-hand side is an area suitable for use as vegetable plots. The garden also benefits from two timber sheds and is considered particularly large for a town property. Gated access is provided to the side of the house.









## Castle View, Framlingham

Approximate Gross Internal Area = 140.5 sq m / 1512 sq ft



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**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, and electricity. Gas-fired central heating.

**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 = D (Copy available from the agents upon request).

**Council Tax** Band D; £2,246.91 payable per annum 2025/2026

**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.

**January 2026**



## 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 at the bottom of the cul-de-sac.

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