



Bigod Close, Framlingham, WOODBRIDGE, IP13 9SQ

welcome to

Bigod Close, Framlingham, WOODBRIDGE

A well-presented and extended two-bedroom terraced home offering comfortable and spacious accommodation throughout. The property benefits from two generous double bedrooms and a family bathroom located on the first floor, making it ideal for first-time buyers, small families, or investors alike.

Location

Situated within the popular Bigod Close development in the historic market town of Framlingham, this property enjoys a desirable residential setting within easy reach of a wide range of local amenities. Framlingham is renowned for its iconic medieval castle, vibrant town centre, independent shops, cafés, pubs, and highly regarded schools. The town offers a welcoming community atmosphere whilst providing convenient access to the Suffolk Heritage Coast and the surrounding countryside. Residents also benefit from a variety of leisure facilities, regular community events, and excellent walking routes, making Framlingham an attractive place to live for families, professionals, and retirees alike.

Entrance Hall

A welcoming entrance hall featuring carpeted flooring and a radiator, creating a warm and inviting first impression. Doors lead through to both the lounge and kitchen, providing convenient access to the main living accommodation.

Kitchen

7' 8" x 5' 10" (2.34m x 1.78m)

Fitted with a range of eye-level and base units complemented by work surfaces, providing ample storage and preparation space. The kitchen benefits from a double-glazed window to the front aspect, allowing for plenty of natural light. There is space for a freestanding cooker, fridge freezer, and washing machine, while the wall-mounted boiler is also housed within the room. A practical and functional kitchen

Lounge

23' 9" x 12' 2" (7.24m x 3.71m)

A spacious and comfortable reception room featuring carpeted flooring, two radiators, and an attractive electric fireplace, creating a cosy focal point. Sliding doors open directly onto the rear garden, allowing plenty of natural light and providing an excellent connection between the indoor and outdoor living space. The room also benefits from a useful under-stairs storage cupboard, with doors leading through to the hallway, offering convenient access to the rest of the property.

Bedroom 1

11' 10" x 8' 10" (3.61m x 2.69m)

A well-proportioned double bedroom featuring carpeted flooring, a radiator, and a useful built-in storage cupboard/wardrobe. A double-glazed window to the front aspect provides an abundance of natural light, while the room offers ample space for bedroom furniture. Accessed via a door from the first-floor landing, this comfortable principal bedroom provides a pleasant and relaxing space to unwind.

Bedroom 2

8' 7" x 8' 4" (2.62m x 2.54m)

A well-proportioned double bedroom featuring carpeted flooring, a radiator, and a useful built-in storage cupboard. A double-glazed window to the rear aspect provides plenty of natural light, while enjoying a pleasant outlook. The room offers ample space for a double bed and additional bedroom furniture, with a door leading to the first-floor landing. A comfortable and versatile bedroom, ideal for family members or guests.





Bathroom

6' 9" x 5' 8" (2.06m x 1.73m)

Fitted with a three-piece suite comprising a panelled bath with overhead shower, low-level WC, and wash hand basin. The room benefits from lino flooring, tiled walls, and a heated towel rail, providing both comfort and practicality. A door leads to the hallway, making this a well-appointed family bathroom serving the first-floor accommodation.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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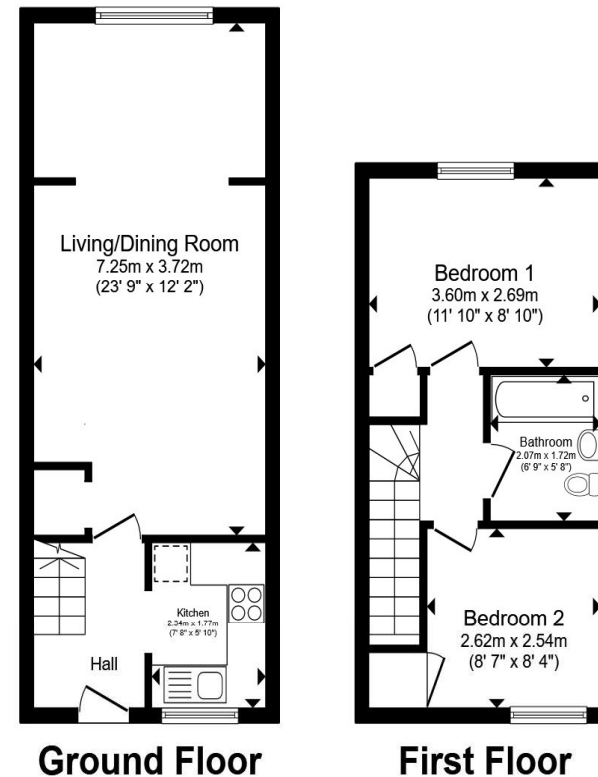
Bigod Close, Framlingham, WOODBRIDGE

- Cul-de-sac location
- Well-presented throughout
- Two double bedrooms
- Close to the market town and local amenities
- Two allocated parking spaces

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£225,000



Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
FLH105766 - 0006

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