

A well presented three bedroom end of terrace house set within Regal Gardens, within walking distance of the centre of the popular market town of Framlingham.



Guide Price

£345,000

Freehold

Ref: P7737/J

Address

22 Regal Gardens

Framlingham

Suffolk

IP13 9FP

Entrance hall, kitchen/dining room, 16' sitting room and cloakroom.

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

Fully enclosed, low maintenance garden at the rear.

Designated parking space plus visitor spaces.

Contact Us



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Suffolk IP13 9DU

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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

The property forms part of Regal Gardens, which is within walking distance of the centre of Framlingham. As well as the nearby Mere and various footpaths, Framlingham offers a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel, a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College. Framlingham is perhaps best known for its magnificent castle which is managed by English Heritage.

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 locations such as Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 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 Station, scheduled to take just over the hour.

Description

The popular Regal Gardens development was constructed in 2018 by the well regarded Suffolk based developers, Bennett Homes. Being only 8 years old, the property was built with energy efficiency in mind with UPVC double glazed windows throughout and an efficient gas-fired central heating system. We understand that the property will also benefit from the remainder of its 10 year structural warranty that was provided by the developer.

In all the accommodation extends to nearly 1,000 sq. fit (92 sqm) and comprises a generous entrance hall for receiving guests, a well fitted kitchen/dining room with Bosch fitted appliances, a spacious 16' x 14' sitting room at the rear with fireplace and French doors opening onto the garden, and a cloakroom on the ground floor. On the first floor there is a principal bedroom with en-suite shower room and fitted wardrobe cupboards, two further bedrooms and a bathroom.

Outside there is a designated parking space, together with visitor parking for guests. To the front of the property is a landscaped border with steps leading up to the covered porch and front door. To the rear is a west facing, fully enclosed garden that has been hard landscaped for ease of maintenance with a large paved area enclosed within raised borders.





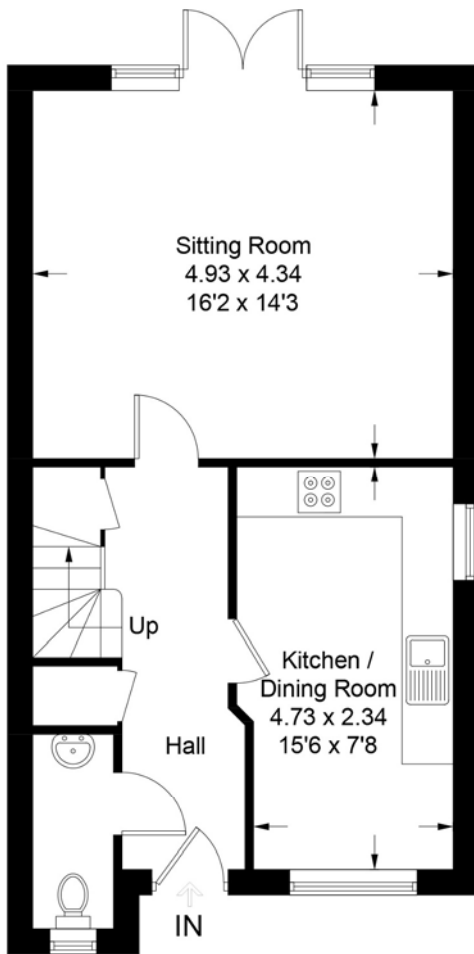




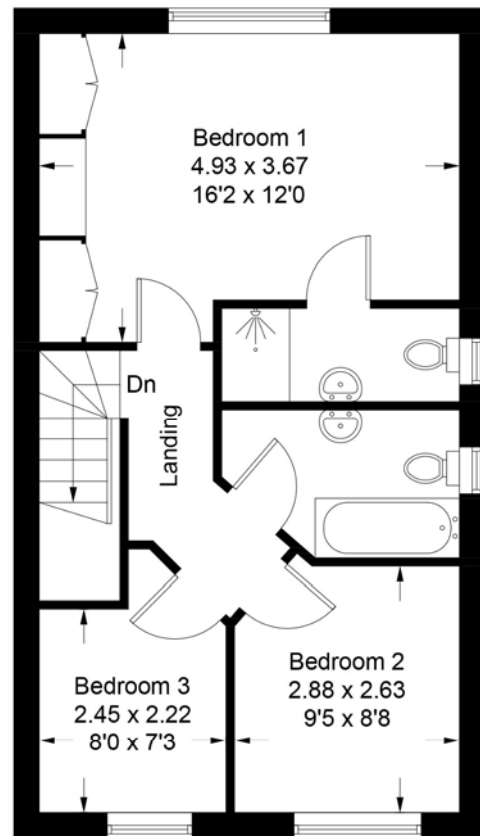


22 Regal Gardens, Framlingham

Approximate Gross Internal Area = 92.1 sq m / 991 sq ft



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1247717)



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.

Service Charge There is an annual service charge covering the maintenance of the communal areas which we understand is currently set at £247 per annum.

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 on request).

Council Tax Band C; £2,159.58 payable per annum 2026/2027

Service Charge We understand that a Management Company is in place to administer the communal areas and a service charge is payable. We are advised that the property is responsible for 6.25% of the total cost which resulted in a cost for last year of £250.75.

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.

May 2026



Directions

From Clarke & Simpson's office on Well Close Square, take New Road in between Lark Interiors and 221b Bakery. Proceed along the road passing Coucy Close on the left. Take the next left onto Regal Gardens. Bear to the right where Number 22 will be found on the left hand side.

For those using the What3Words app:
///parting.sideboard.beast



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