

*A modern three-bedroom end-terrace townhouse, built by Taylor Wimpey and situated on the popular Castle Keep development, just a short walk from the amenities of the market town of Framlingham.*



#### Guide Price

£315,000

Freehold

Ref: P7916/B

#### Address

8 St John Way  
Framlingham  
Woodbridge  
Suffolk  
IP13 9FS



Entrance hall, kitchen/breakfast room, sitting room and cloakroom.

On the first floor two bedrooms and a family bathroom.

On the second floor principal bedroom with ensuite shower room.

Enclosed landscaped garden to rear with timber studio.

Two allocated parking spaces.

**No forward chain.**

#### Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

8 St John Way forms part of the popular Castle Keep development which is located just a short distance from the centre of the town. Framlingham is perhaps best known for its magnificent castle, but it also benefits from a doctors surgery, 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 and a Co-operative supermarket.

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

8 St John Way is a modern three-bedroom end-of-terrace townhouse with brick elevations beneath a pitched tiled roof. Built by Taylor Wimpey and completed in 2019, the property is being sold with the remainder of a 10-year NHBC warranty. The house offers well-laid-out accommodation arranged over three floors and further benefits from a landscaped rear garden with a paved terrace, raised beds and a timber studio, together with two allocated parking spaces.

The property is entered via the front door into a welcoming entrance hall, with stairs leading to the first-floor landing and a practical understairs storage cupboard. Doors lead off to the kitchen/breakfast room, sitting room and ground-floor cloakroom. The kitchen/breakfast room is a bright and well-presented space, fitted with a range of modern wall and base units incorporating a one-and-a-half bowl single drainer sink unit with mixer tap. There is a four-ring gas hob with a stainless steel extractor hood above and a high-level double oven set to the side. Integrated appliances include a fridge/freezer, slimline dishwasher and washer/dryer.

Through the entrance hall, the kitchen/dining room and cloakroom benefit from hard-wearing vinyl flooring. The cloakroom is fitted with a close-coupled WC and a pedestal wash hand basin with mixer tap over, complemented by tiled splashbacks. The sitting room is a well-proportioned space featuring French-style doors flanked by side windows, providing direct access to the garden.

From the entrance hall, stairs rise to the first-floor landing where doors lead to bedrooms two and three, as well as the family bathroom. Bedroom two is a good-sized double room with two windows to the rear, while bedroom three is also a double bedroom with a window to the front. The family bathroom with panel bath with taps above and mains fed shower over with glazed screen set in a tiled surround. Pedestal hand-wash basin with tiled splashbacks and close coupled WC. There is a large mirror above with shelf above for storage.

From the first-floor landing there is also a door leading to an inner landing with a window to the front, from which stairs rise to the principal bedroom. The principal bedroom is a spacious and light-filled room featuring a dormer window to the front and Velux skylights to the rear. It benefits from a range of fitted wardrobes with mirror-fronted sliding doors and a door leading to the en-suite shower room. The en-suite comprises a large double shower tray with an electric shower over, a close-coupled WC, and a pedestal hand wash basin with tiled splashbacks.

The property further benefits from gas-fired central heating and UPVC double glazing throughout.

## Outside

The property is approached from the highway via a block-paved road providing access to allocated parking spaces at the front of the house. There are open-plan gardens to the front, while to the rear the garden has been landscaped to include a large paved terrace, ideal for entertaining, with steps leading to an upper tier laid to AstroTurf and separated by raised planting beds. The rear garden also benefits from gated access. On the upper tier there is a timber studio with power and lighting, windows to the front, and French-style doors opening out. The space is enhanced by ambient lighting throughout. A pathway circumnavigates around the outside boundary of the garden, providing access for neighbouring properties and allowing No. 8 to take bins to the front of the property.



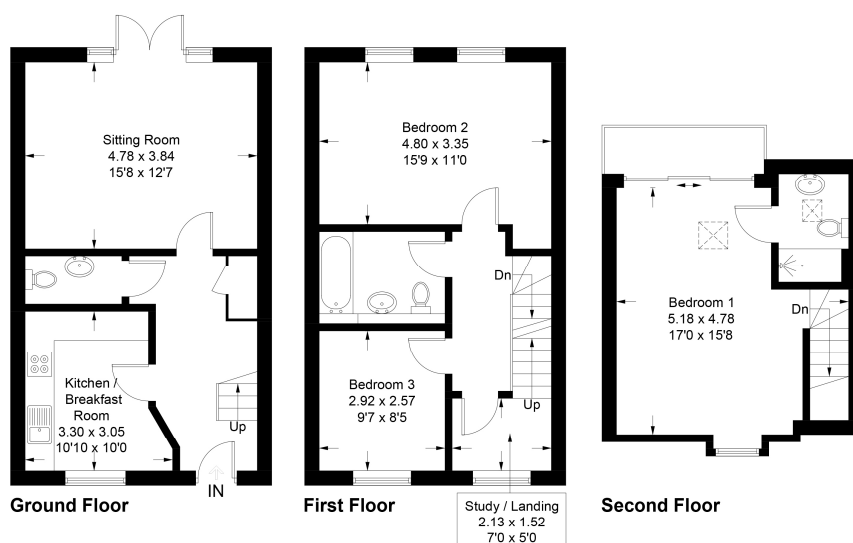






## 8 St Johns Way, Framlingham

Approximate Gross Internal Area = 106.7 sq m / 1148 sq ft



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*Viewing* Strictly by appointment with the agent.

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

*Annual Maintenance charge* The property is subject to an annual ground maintenance charge of £250.32 for the period 1st January 2026 to 31st December 2026, which has been paid.

*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 C; £2,159.58 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 vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*June 2026*

