

A modern-built, well-insulated two-bedroom detached cottage-style dwelling with generous gardens, situated close to the heart of the popular and highly sought-after market town of Framlingham.



Guide Price

£325,000

Freehold

Ref: P7901/B

Address

3 Badingham Road
Framlingham
Suffolk
IP13 9HS



Entrance hall, sitting/dining room, kitchen, study and ground floor wet-room.
Two bedrooms on the first floor and family bathroom.
Enclosed generous gardens and detached single garage.
Ample off-road parking.

Contact Us



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And at The London Office
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Location

The property is located on the outskirts of the popular market town of Framlingham. The town is well equipped with various amenities, including 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 within the town 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. 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 (14 miles). The world famous Snape Maltings Concert Hall is nearby (10 miles), and there is also bird watching at the RSPB centre at Minsmere (14 miles). The property is only miles from the coast, 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, which are scheduled to take just over an hour.

Description

3 Badingham Road is a charming two-bedroom, modern-built detached cottage-style dwelling, completed circa 2011 by Hoggs Builders. The property has been constructed with a timber frame and high levels of thermal insulation, featuring rendered and colour-washed elevations beneath a pitched tiled roof. The property is recessed from the road and set within its own gardens, which are mainly laid to lawn and predominantly enclosed by hedging, with established shrub and flower borders. There is also a further parcel of land to the rear of the property, incorporating a detached timber garage and additional garden space. There is a right of way over the driveway for number 5 in favour of number 3 to access the garage and for off-road parking.

Entering through the front door, you are welcomed into a reception hall/boot room featuring a brick-laid floor and recessed lighting. A door from here leads to the study, which enjoys a window to the rear, a ceramic tiled floor, and recessed lighting. From the entrance hall, a door opens into the sitting/dining room, where there is an open stairwell rising to the first-floor landing and an understairs cupboard. A step down leads into the main sitting/dining area, a dual-aspect room with windows to the front and side elevations, together with a partially glazed door opening onto a covered veranda and terrace. The sitting room benefits from a brick-laid floor with underfloor heating, which runs throughout the ground floor, and a feature wood-burning stove that also supplies heating to the radiators on the first floor. A door and opening from the sitting/dining room lead through to the kitchen, which enjoys windows overlooking the rear garden and surrounding rural views. The kitchen is fitted with a matching range of wall and base units incorporating a stainless steel one-and-a-half bowl single drainer sink unit with mixer tap over and tiled splashbacks to the roll-top work surfaces. Appliances include a four-ring electric hob with extractor hood over and an electric oven beneath, together with additional space and plumbing for a washing machine. Further features include pamment tiled flooring, a wall-mounted radiator, and recessed lighting. A door from the kitchen leads to the ground-floor wet room, which comprises an opaque window to the side, pedestal hand wash basin with mixer tap over, close-coupled WC, tiled walls, and a mains-fed shower. The wet room also benefits from a ceramic tiled floor, extractor fan, and recessed lighting.

Stairs rise to the first-floor landing, which features a window to the front and doors leading to the bedrooms and family bathroom. Bedroom One is a generously sized double bedroom with a window to the side elevation, access to the loft space, a wall-mounted radiator, and useful eaves storage. Bedroom Two is a further double bedroom with a window to the side elevation and a Velux window to the rear. The room also benefits from a wall-mounted radiator and an airing cupboard housing a pre-lagged hot water cylinder. The family bathroom features a Velux window to the rear and comprises a panelled bath with mixer tap and shower attachment set within a tiled surround, pedestal hand wash basin with mixer tap over, and a close-

coupled WC. A chrome heated towel radiator is also installed, which is served via the wood-burning stove.

Outside

he property is approached via pedestrian access from the highway through a gate, with a pathway leading to the front door. The gardens wrap around the property and are predominantly laid to lawn, enclosed by hedging and fencing, and enhanced by established shrub, tree, and flower borders. From the front garden, a pathway leads to the entrance door, where there are raised beds and a gravel pathway that continues around the property to the rear. Here, there is a log store, timber shed, and additional raised beds. A pathway meanders through the gardens and leads to the side garden, where there is a raised terrace beneath a covered veranda. This area enjoys views across the gardens and provides an ideal sheltered seating space. A further gate leads to the driveway and parking area positioned in front of a detached timber-framed, weatherboarded barn-style garage with double opening doors to the front. Beyond the garage are vegetable plots, and to the side is the location of the shared private treatment plant.



Indicative Site Plan



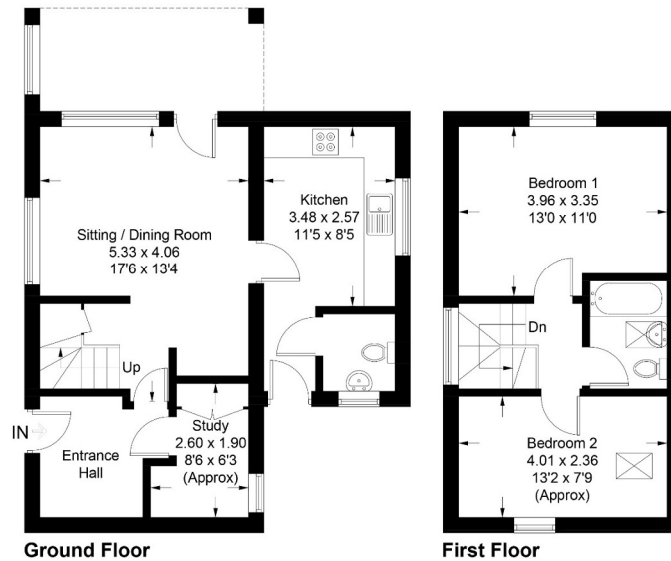






3 Badingham Road, Framlingham

Approximate Gross Internal Area = 76.6 sq m / 824 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water and electricity. Private drainage to a modern compliant system shared with number 5 Badingham Road with a shared cost. Heating via woodburning stove and electric heaters.

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 = E (Copy available from the agents upon request).

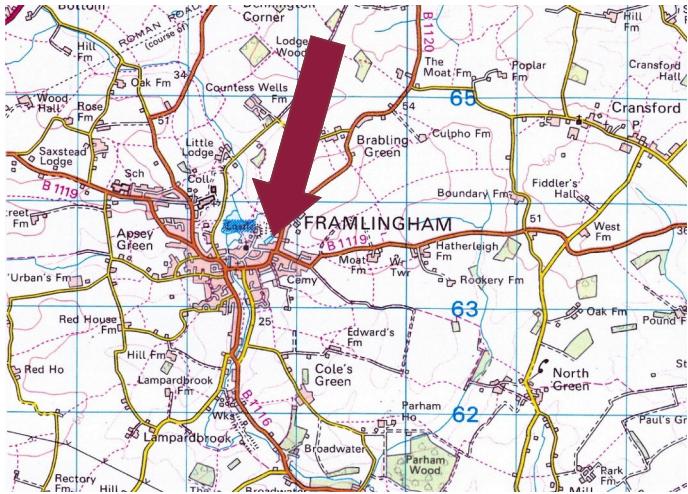
Council Tax Band C; £2,159.58 payable per annum 2026/2027

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.
4. Rights of way will be granted over the driveway which belongs to number 5 for vehicular and pedestrian access to the garage for number 3.
5. There will also be an arrangement in place regarding the shared costs for the private treatment plant.
6. There is currently electricity connected to the garage, this will be disconnected prior to completion as it is currently connected to number 5 Badingham Road.
7. The property is currently tenanted. Vacant possession will be provided from 1 October 2026.

May 2026



Directions

Leaving the agent's Framlingham office, turn left and take the first turning on the left into Fore Street. Continue along Fore Street to the top of the hill on Haynings Corner bearing left into Badingham Road. Continue for a short while down this road and the property can be found on the left hand side.

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