



**12 Coopers Close, Framlingham**  
Woodbridge

Guide Price **£325,000**



## 12 Coopers Close

Framlingham, Woodbridge

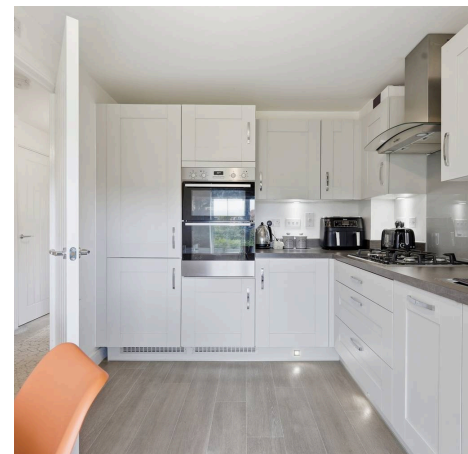
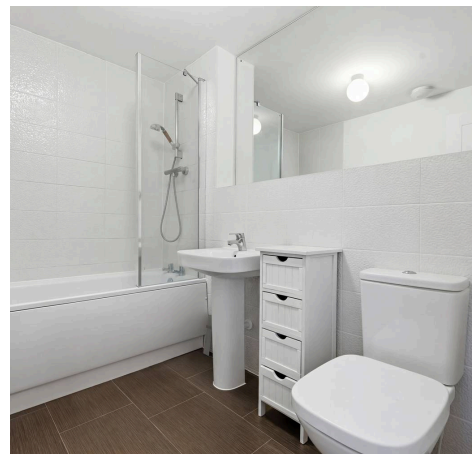
A well-presented and deceptively spacious three-bedroom, three-storey modern home, offering well-balanced accommodation extending to approximately 1,165 sq. ft, with off-road parking, a garage and an enclosed rear courtyard garden.

Built in 2018 and benefiting from the remainder of its NHBC warranty, this attractive home is ideally suited to a range of buyers seeking a low-maintenance property within walking distance of Framlingham town centre.

The property is entered via a welcoming hallway, providing access to a cloakroom, kitchen and sitting/dining room, with stairs rising to the first floor.

The **kitchen** is positioned to the front of the property and is fitted with a range of wall and base units, integrated appliances and a breakfast bar. The home has also recently benefited from a **new fridge and washing machine**, along with a **new boiler**, adding to the overall appeal and ease of ongoing maintenance.

To the rear, the **sitting/dining room** is a bright and comfortable reception area, with French doors opening directly onto the courtyard garden, allowing for a natural flow between indoor and outdoor living.



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A **cloakroom** completes the ground floor accommodation.

To the **first floor**, there are two well-proportioned bedrooms along with a modern family bathroom, all arranged off a central landing.

The **second floor** is dedicated to the principal suite, comprising a generous bedroom with fitted storage and an en-suite shower room, creating a private and well-defined space.

To the rear, the property benefits from a **fully enclosed courtyard garden**, designed for ease of maintenance and ideal for outdoor seating and entertaining.

To the rear of the garden, there is access to a **garage located within a nearby block**, along with **off-road parking for two vehicles**.

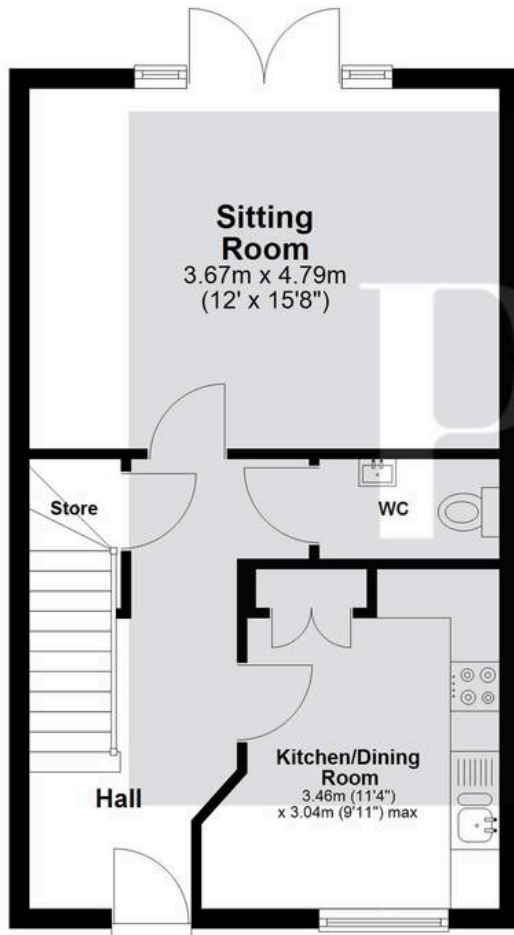
- Three-storey modern home
- Three bedrooms, including principal suite with en-suite
- Sitting/dining room with garden access
- Well-equipped kitchen
- Ground floor cloakroom
- Enclosed rear courtyard garden
- Garage in block to rear of garden
- Allocated parking space
- Recently updated appliances and boiler
- Walking distance to Framlingham town centre





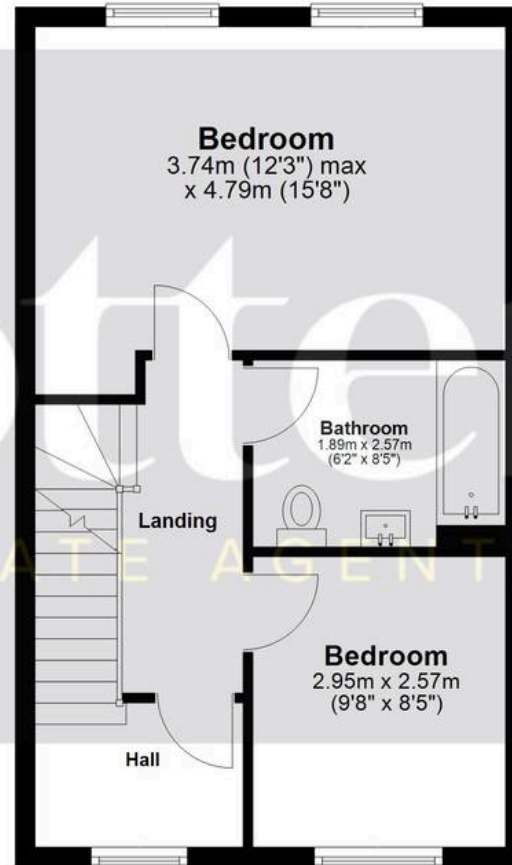
## Ground Floor

Approx. 39.9 sq. metres (429.6 sq. feet)



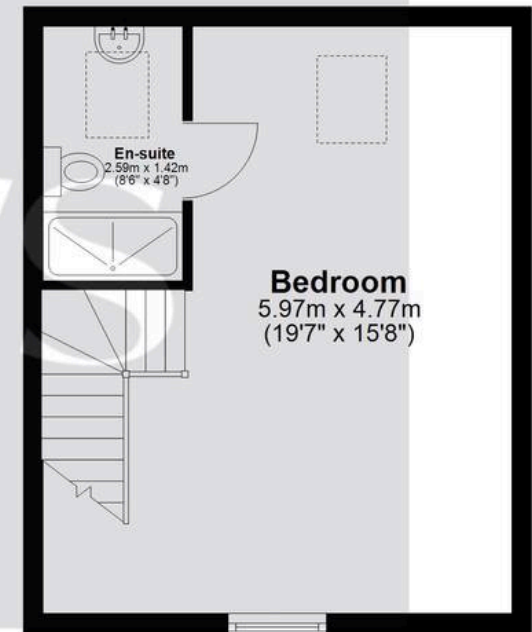
## First Floor

Approx. 39.9 sq. metres (429.4 sq. feet)



## Second Floor

Approx. 28.5 sq. metres (306.3 sq. feet)



Total area: approx. 108.3 sq. metres (1165.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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