



55 Danforth Close, Framlingham, Suffolk IP13 9HP

A two-bedroom, semi-detached bungalow in a popular residential area with just a short walk to the amenities of the market town of Framlingham.

Guide Price £232,000 Freehold

P7994B



Summary

Entrance hall, sitting room, kitchen/dining room, two bedrooms and shower room.

Open plan garden to front and enclosed garden to rear.

Private driveway providing off-road parking and carport.

Location

The property is set within the popular and established Danforth Drive development, which is a cul-de-sac close to the town centre of Framlingham and primary and secondary schools. Danforth Close is in a quiet location being only a short walk leading to open countryside and the market hill. Framlingham is best known locally for its fine medieval castle, which can be seen from the rear garden, and bustling high street, offering a good choice of schools with Framlingham College, Thomas Mills High School and Sir Robert Hitcham's CEVA Primary School all nearby. The town also benefits from a good selection of shops, public houses and restaurants. The county town of Ipswich is about 18 miles to the southwest with main line rail services to London's Liverpool Street station taking just over the hour. The Heritage Coast at Aldeburgh and Thorpeness is approximately 15 miles and the internationally renowned Snape Maltings Concert Hall, home of the Aldeburgh Festival is about 12 miles.

Description

55 Danforth Close is a two-bedroom, semi-detached bungalow with well laid out accommodation, comprising an entrance porch with large storage cupboard, sitting room, kitchen/dining room with a matching range of fitted wall and base units, a door to garden and window to rear. Bedroom one is a good size double bedroom with window to front and electric panel heater. Bedroom two is a smaller double with window to rear and electric panel heater. The shower room has an obscure window to rear and comprises a built-in shower cubicle with electric shower over, wall hung basin with tiled splashback, close couple WC and chrome electric towel radiator.

The property benefits from gas warm air heating and double glazing throughout.

Outside

The property is approached from the highway via a pathway and driveway that provides off-road parking for one to two vehicles under a carport. There is gated access to side and a pathway that circumnavigates the property to the rear. The rear garden is mainly laid to lawn with established shrubs and trees. It is very private and not overlooked. To the side there is a large timber shed.











Directions

Leaving the agents office, proceed up College Road, bearing left into Mount Pleasant. Continue along Mount Pleasant and Danforth Close can be found as a turning on your right hand side. Turn right into Danforth Close and number 55 can be found at the bottom in a small cul-de-sac, identified by a Clarke and Simpson 'For Sale' board.

For those using the What3Words app: `///serves.armrest.disposing`

Viewing Strictly by appointment with the agent.

Services Mains electricity, water, drainage and gas.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

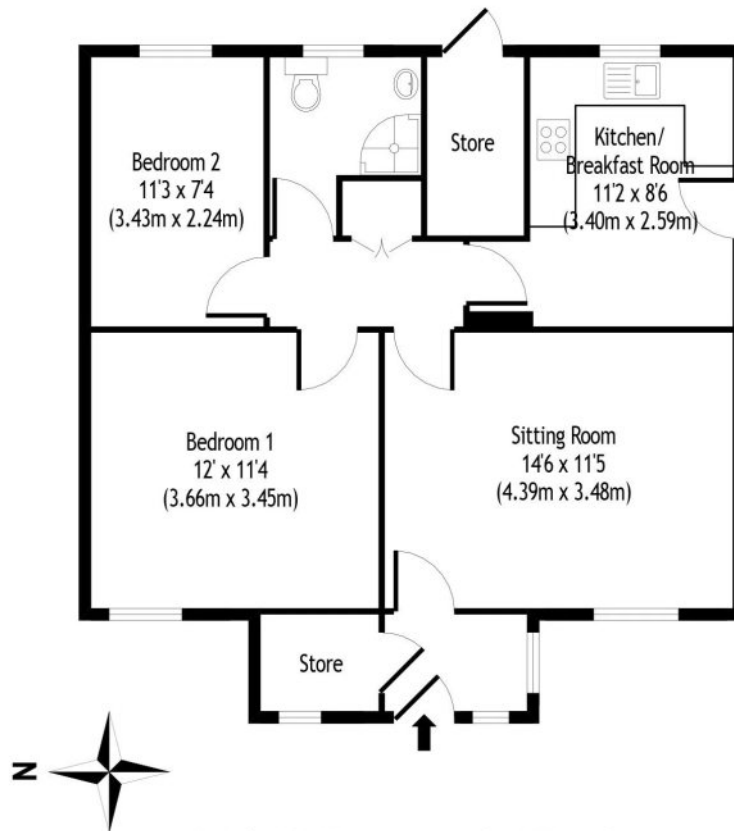
Mobile Phones To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

EPC Rating = D (Copy available from the agents upon request).

Council Tax Band B: £1,889.63 payable per annum 2026/2027

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

Approx. Gross Internal Floor Area - 650 Sq ft / 60 Sq M



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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.

September 2026



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