Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented and recently refurbished three bedroom semi-detached property situated in a quiet location in the historic town of Framlingham.

Rent: £1,200 PCM

Ref: R2612

5 Tudor Close
Framlingham
Suffolk
IP13 9SL



A recently improved three bedroom semi-detached house with garage.
Entrance hall, sitting room, dining room, fitted kitchen.
Three bedrooms and family bathroom. Driveway and garage. Good size rear garden.

To let unfurnished on an Assured Periodic Tenancy

Clarke & Simpson
Well Close Square
Framlingham
Suffolk
IP13 9DU
Tel: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson

Location
5 Tudor Close is situated on the popular Castle Brooks development within walking distance of the busy Market Square. This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes. The town also boasts a wide range of pubs & restaurants, including Watson & Walpole (listed in the Michelin Guide in Suffolk), a doctor's surgery, veterinary practice, pharmacy and library. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

The Accommodation
Entering through a partially glazed door in to the

Entrance Hall
With staircase, a wall mounted radiator and thermostat controls for the central heating. A door leads into the

Sitting Room 11'1" x 14'7" (3.38m x 4.47m)
A well-proportioned sitting room with window to the front elevation and wall-mounted radiator. Open plan access leads through to the

Dining Room 10'6" x 8'2" (3.21m x 2.49m)
With French doors opening onto the rear garden, wall-mounted radiator and a large understairs storage cupboard fitted with coat hanging hooks.

From the dining room, an archway leads into the

Kitchen 10'4" x 5'10" (3.17m x 1.79m)
With a range of base and wall units complemented by black roll-edge work surfaces, incorporating a stainless steel sink with mixer tap and tiled splashback surround. There is space for a washing machine, dishwasher, cooker and fridge freezer. Window to the elevation and wall-mounted Worcester gas-fired boiler.

Returning to the entrance hall, a staircase rises to the

First Floor
Landing
With window to the side elevation and cupboard housing the hot water tank with slatted shelving for storage. Doors open to

Bedroom One 8'4" x 14'10" (2.56m x 4.54m)
A spacious double room with window to the front elevation, wall mounted radiator and built-in cupboard over the stairs with hanging rail.

Bedroom Two 7'0" x 10'3" (2.14m x 3.14m)
A small double room overlooking the rear garden. Wall mounted radiator.





Bedroom Three 6'11" x 7'1" (2.13m x 2.18m)
A single bedroom with window overlooking the rear garden. Wall mounted radiator.

Family Bathroom
Comprising of a white suite including a bath with Mira electric shower over, pedestal wash hand basin and low-level flush WC. Tiled splashback surrounds, radiator, wall-mounted light above the wash hand basin and extractor fan.

Outside
To the front of the property is a driveway providing off-road parking for two vehicles, together with a detached single garage. The front garden is laid to lawn. A brick-built store, situated adjacent to the front entrance, houses the electric and gas meters.

A side gate provides access to the generously sized rear garden, which is predominantly laid to lawn with a paved seating area and is fully enclosed, providing a good degree of privacy.

Services
Mains electricity, gas fired central heating, water and drainage connected.

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





Mobile Coverage
To check the Mobile Phone coverage in the area click this link – https://checker.ofcom.org.uk/en-gb/mobile-coverage

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

Local Authority
East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

Term
To let unfurnished on an Assured Periodic Tenancy at a monthly rental of £1,200 per calendar month

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of the contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

23rd November 2026



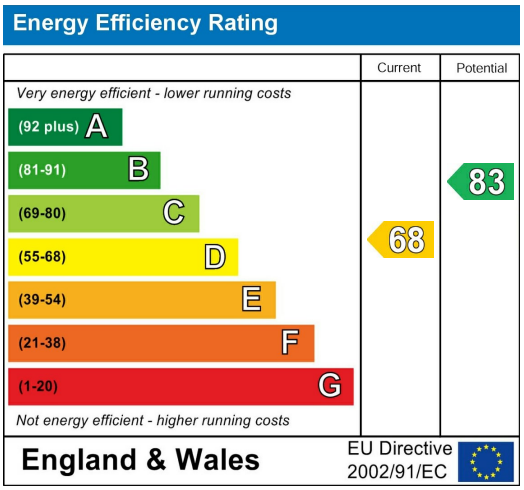
Directions

From the Agent's office proceed south along Station Road taking the right hand turning into Brook Lane, almost opposite The Railway public house. Take the first turning left into Castle Brooks and continue for approximately 300 yards turning left into Tudor Close and the property is situated a short distance in the far left hand corner. When using the what3words app// wisely.lordship.regretted









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