

*A spacious and nicely presented unfurnished three bedroom detached bungalow situated in a convenient location a short distance from the town centre*



## RENT

£1,350 PCM

Ref: R1745

## Address

6 Lambert Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9TE



A spacious detached bungalow comprising of: Entrance hall, Lounge/Dining room, Kitchen breakfast room, Master bedroom with en-suite, two further bedrooms and family bathroom. Enclosed south facing rear garden laid to gravel with shed for storage. Driveway parking and single garage.

**To let unfurnished on an Assured Periodic Tenancy**

## Contact Us



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Well Close Square  
Framlingham  
Suffolk IP13 9DU

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email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

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

## Location

6 Lambert Close is situated in a quiet and popular residential development off Brook Lane and is only a five minute walk from the Market Square.

This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy, and a 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.

## Accommodation

Entering through partially glazed door into

### *Entrance Hallway*

With fitted storage cupboard and airing cupboard with fully lagged hot water tank and hot water and heating controls. Hatch to attic, smoke detector, double panel radiator, thermostat controls and doors leading off to

### *Sitting /Dining Room* 20'6 x 13' (6.2m x 3.96m) (max)

A spacious room with central fireplace inset with coal effect electric fire. Two double panel radiators, TV aerial socket, telephone socket and double doors leading to the rear garden.

### *Kitchen* 14'9 x 8'7 (4.49m x 2.61m)

A light and spacious room fitted with an excellent range of base and eye level kitchen units with roll top formica worksurface over inset with a one and a half bowl single drainer sink with mixer tap over. Integrated fridge/freezer. Integrated double electric oven. Four ring gas hob with extractor hood over. Space and plumbing for washing machine. Space for breakfast table and chairs. Double panel radiator and door giving access to the rear garden.

### *Bathroom*

Fitted with three piece suite in white comprising low flush WC, pedestal wash basin and plastic panelled bath. Double panel radiator, shaver light and socket with mirror and shelf below. Extractor fan.

### *Bedroom One* 10'5 x 11'4 (3.17m x 3.45m)

A good size double bedroom fitted with an excellent range of wardrobe cupboards comprising shelving and hanging rails. Double panel radiator. Telephone socket and window overlooking the rear garden. Door leads through to

### *En-Suite Shower Room*

Fitted with low flush WC in white, pedestal wash basin and large fully tiled walk-in shower cubicle with Mira shower. Heated towel rail, shaver light and socket with mirror and shelf below.

*Bedroom Two* 11'9 x 7'10 (3.58m x 2.38m)

A good size single bedroom with window looking towards the front. Double panel radiator and TV aerial socket.

*Bedroom Three* 12'4 x 9'5 (3.75m x 2.87m)

A further good size double bedroom with windows looking towards the front and side, double panel radiator and two telephone sockets.

**Outside**

To the front of the property a paved pathway leads up to the front door which is flanked either side by an area of grass and floral borders adjoining the property. Stepping stones lead across to the driveway which provides parking for one car with up and over door leading to the **single garage**. To the side of the property a high level wooden gate gives access to the rear where there is an excellent size south facing garden and which backs directly onto farmlands. This area is mainly laid to shingle with various raised brick flower beds and is fully enclosed by a high level wooden fence. A paved seating area adjoins the property which can be accessed from the sitting room. There is also a good size summer house available for use and a pedestrian door gives access to the garage.



*Viewing* Strictly by appointment with the agent.

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

*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).

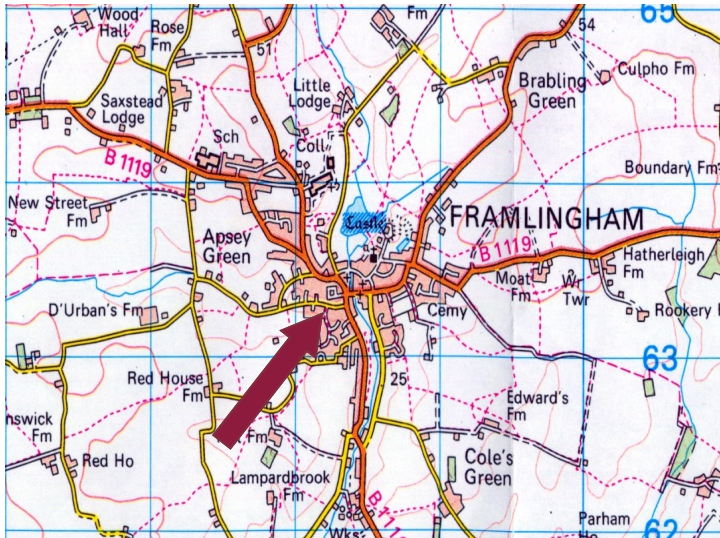
*Council Tax* Band D £2429.53 payable per annum 2026/2027

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

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 a 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.

*July 2026*

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 64 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |



## Directions

From the Agent's office in Well Close Square, proceed in a southerly direction on to Station Road. Turn right on to Brook Lane (opposite The Railway public house) and continue along Brook Lane and taking the third turning on the left into Castlebrooks. Proceed up the hill taking the right hand turning into Lambert Close and No.6 is situated on the right hand side and as identified by the Clarke and Simpson 'To Let' board.

For those using the What3Words app:  
/// scrolled.premature.crawled



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