

A spacious, detached, three-bedroom bungalow with rural views to the front, in the popular and sought-after village of Badingham, near Framlingham.

Offers In Excess Of
£350,000 Freehold

Ref: P7723/B

Maple Bank
Low Street
Badingham
Woodbridge
Suffolk
IP13 8JS



Entrance hall, sitting room, dining room, kitchen/breakfast room and utility room.

Principal bedroom with en-suite shower room, two further generous size bedrooms and family bathroom.

Open garden to front and enclosed garden to rear.

Detached double garage and off-road parking for several vehicles.

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Location

Maple Bank is located in the popular and sought after village of Badingham, near Framlingham. Badingham benefits from a well regarded village pub, The White Horse, a well supported church and a village hall, which is home to Badingham Playschool. Within 3 miles is the market town of Framlingham, which offers an excellent range of facilities including public houses, restaurants, a Co-operative supermarket, a dentist and medical practice. The town also benefits from well-respected schools in both the state and private sector. It is understood that The Meadows is in catchment for Dennington CEVCP School and Thomas Mills High School in Framlingham. From the A1120 there is easy access to the Heritage Coast with its delightful villages and towns such as Aldeburgh, Thorpeness, Dunwich and Southwold. Ipswich is approximately 19 miles away and here there are more comprehensive facilities and direct train services to London's Liverpool Street station.

Description

Maple Bank is a spacious, detached, three-bedroom bungalow with brick elevations under a pitch tiled roof, occupying a plot centrally located in the popular and sought after village of Badingham with outstanding rural views to front. The property itself benefits from double glazing and a new oil-fired central heating boiler which has been recently installed and is fed to strategically placed radiators fitted with individual thermostatic controls throughout the property. Whilst the property has been well maintained during the vendors tenure, it now requires a schedule of refurbishment and maintenance throughout.

Entering the property via a covered porch into the entrance hall, there are doors off to the principal reception rooms and the bedroom accommodation. The hall itself has an abundance of fitted cupboards including a double coat cupboard with hanging rail and storage, an airing cupboard with water cylinder and slatted shelving and a further double linen cupboard. There is also access to the loft. Doors lead from the entrance hall to the sitting room. This is a dual aspect room with large windows to the front which take in the views over neighbouring farmland and double sliding doors to the side. There is a red brick fireplace with open grate and tiled hearth with tiled mantel over. The dining room is currently used as an office and has windows to the rear, a serving hatch to the kitchen and opaque internal windows to the hallway. The kitchen/breakfast room is a further double aspect room with windows to the side and rear. It has a range of fitted wall and base units, a one and a half bowl single drainer sink unit with mixer tap over and tiled splashbacks to roll top worksurfaces, a four ring electric hob with high-level double oven to the side and space for appliances. A door from the kitchen/breakfast room leads to the utility room where there is space and plumbing for a washing machine. It has a partially glazed door to the garden and window to the side. The principal bedroom is exceptionally large with two windows to the front, taking in the view over neighbouring farmland, with a good size en-suite shower room with built-in tiled shower cubicle with electric shower over and door to front, close coupled WC, bidet, pedestal handwash basin with tiled splashbacks, extractor fan and shaver point. Bedroom two is a good size double room with window to the rear. Bedroom three is a further double bedroom with window to the rear. The family bathroom has an obscure window to the side, panel bath, built-in shower cubicle with electric shower over and sliding doors, close coupled WC, vanity basin with cupboard under, tiled splashback and shaver point.

Outside the property is approached from the highway via a steep driveway that provides off-road parking for two to four vehicles in front of and leading to a detached double garage which is brick built with a pitched roof. There are two up and over doors to the front, power and light, window to the rear and personnel door to the side.

The gardens to the front of the property are open plan and mainly laid to lawn with established shrubs and trees. There are steps from the driveway that lead up to the covered porch and a pathway that leads to the gated access to the side of the property. To the side of the property there is a paved terrace and an area of garden which is laid to lawn with hedging which discretely hides the oil tank. There is an outside floor mounted boiler, water tap and some raised vegetable beds. To the rear of the garden there is a pathway that circumnavigates the property and leads to a garden which is well established with mature shrubs, trees and lawn enclosed by chain-link fencing, hedging and some close board fencing.



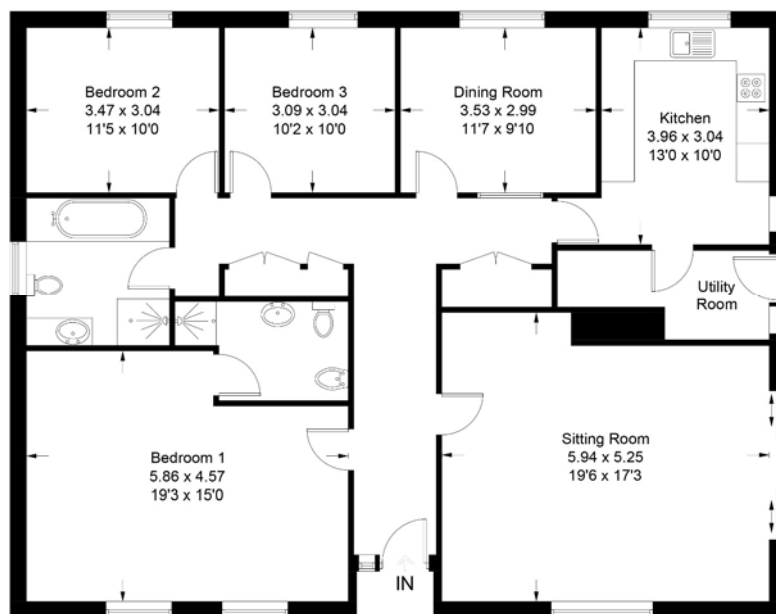






Maplebank, Badingham

Approximate Gross Internal Area = 137 sq m / 1479 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Oil-fired central heating system.

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; £2,185.76 payable per annum 2025/2026

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.

December 2025



Directions

From the Agent's Framlingham office, turn right and proceed up the High Street. At the junction at Saxmundham Road turn left at Haynings Corner and proceed out of Framlingham along the Badingham Road for approximately 3 miles. At the T-junction with the A1120, turn right taking the first turning into Badingham in front of the White Horse public house into Low Street. The property can be found as the first bungalow on the right hand side.

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