

An impressive five bedroom, detached, three storey modern house with double garage, located on a through road on the desirable Castle Keep development in Framlingham.



Guide Price

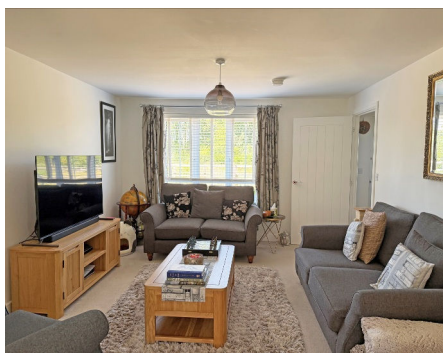
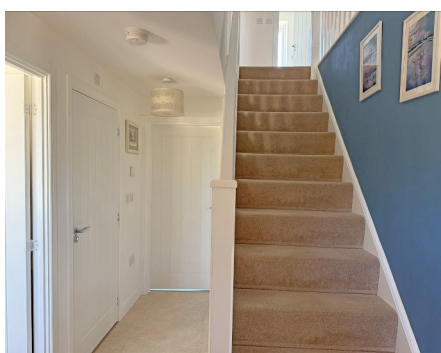
£525,000

Freehold

Ref: P7945/MC

Address

5 Verow Road
Framlingham
Woodbridge
Suffolk
IP13 9FW



Entrance hall, kitchen/dining room, sitting room, snug/ study and cloakroom.

Principal bedroom with en-suite dressing room and shower room, two further double bedrooms and bathroom.

Two second floor double bedrooms and shower room.

Off-road parking and double garage. EV charging point.

Mature rear garden.

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

The property is located on a popular development within walking distance of all that Framlingham has to offer. Framlingham is perhaps best known for its magnificent castle, but it also benefits from a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses, including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and there is also bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only 12 miles from the coast as the crow flies with easy access to the popular destinations of Southwold, Dunwich, Thorpeness and Orford. The county town of Ipswich lies approximately 18 miles to the south-west and from here there are regular services to London's Liverpool Street, scheduled to take just over an hour.

Description

5 Verow Road is an impressive five-bedroom detached three storey house. Built in recent years by Taylor Wimpey, the property is of brick and block construction beneath a tiled roof and benefits from the remainder of its 10-year NHBC build guarantee. In 2023 Solar PV panels, a 10 Kwh battery and EV charger were installed.

The front door opens into the entrance hall which provides access to the principal reception rooms. The kitchen/dining room enjoys windows and French doors opening onto the rear garden and is fitted with a range of matching wall and base units. Integrated appliances include an Electrolux fridge freezer, double electric oven, dishwasher and five-ring gas hob with extractor hood above, together with a one-and-a-half bowl stainless steel sink. A cupboard houses the wall-mounted gas-fired boiler. Double doors from the dining area lead through to the sitting room which has a window overlooking the front of the property. The snug/study also has a window to the front. The cloakroom comprises a WC and handwash basin, together with fitted wall units which provide space and plumbing for a washing machine.

Stairs rise from the entrance hall to the spacious first-floor landing which has a window overlooking the front. The principal bedroom is a spacious double room with windows to the front. An opening leads through to a dressing area. A door from the bedroom leads to the en-suite shower room which comprises an obscured glazed window to the rear, shower, WC and handwash basin. Bedroom two is a double room overlooking the rear garden. Bedroom three is a further double room, currently used as a snug, with windows overlooking the front of the property. The family bathroom comprises an obscured glazed window to the rear, bath, WC and handwash basin. Stairs continue to the second-floor landing which provides access to bedrooms four and five and a further shower room. Bedroom four is a spacious dual-aspect double room with a dormer window to the front and skylight to the rear. Bedroom five is a further double room with a dormer window to the front and skylight to the rear. Here there is also a hatch to the roof space. The shower room comprises an obscured glazed window to the rear, shower, WC and handwash basin.

Outside

The property is situated off Verow Road, a quiet through road. A brick-paved driveway provides off-road parking for at least four vehicles and leads to the detached double garage. This is of brick construction under a tiled roof and has two up-and-over doors to the front. The garage is also connected to power and light. There is also an EV charger.

A gate from the driveway provides access to the rear garden where a patio adjoins the rear of the house. The garden is predominantly laid to lawn and incorporates a gravelled area and a small pond. The garden is fully enclosed by a combination of brick walling and timber fencing.












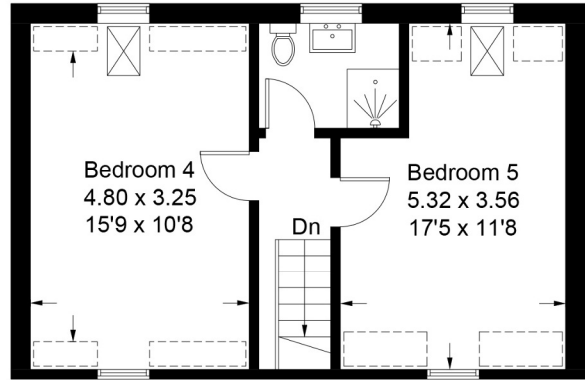




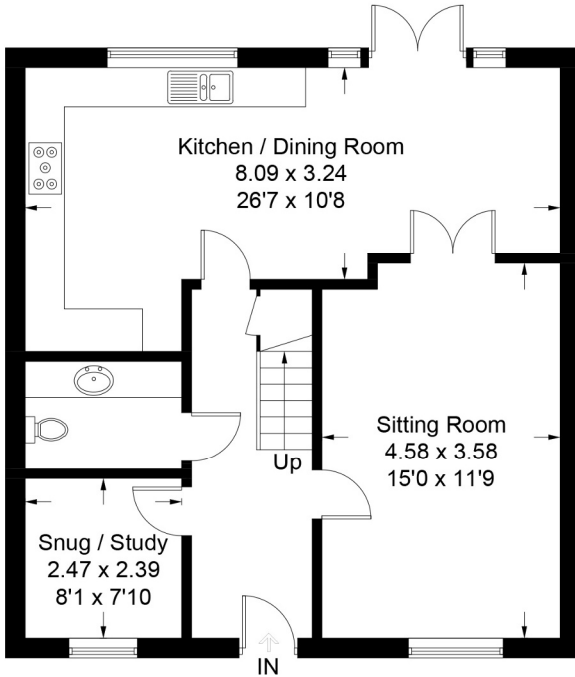
5 Verow Road, Framlingham

Approximate Gross Internal Area = 187.3 sq m / 2016 sq ft

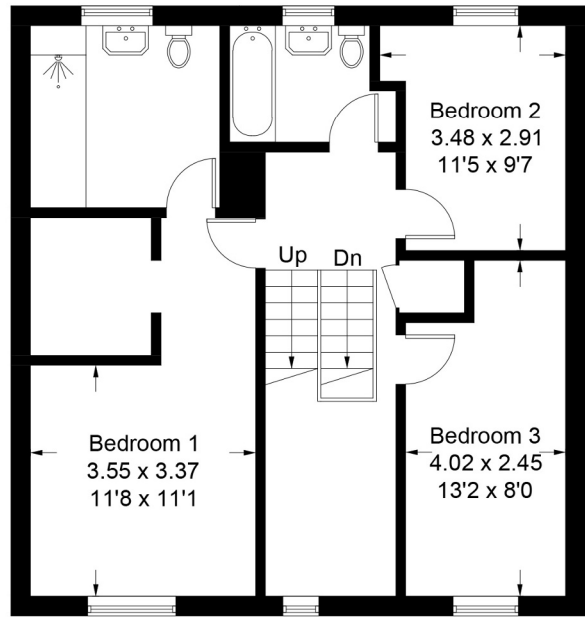
 = Reduced headroom below 1.5m / 5'0"



Second Floor



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1316662)





Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. Gas-fired central heating. Solar PV panels and 10 Kwh battery storage. EV charging point.

Service Charge There is an annual service charge payable by the owners, and any future owner. The 2026 cost is £407.91 which contributes towards the maintenance of the shared grounds and driveways, public liability insurance, street lighting and administration costs.

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 = B (Copy available from the agents upon request).

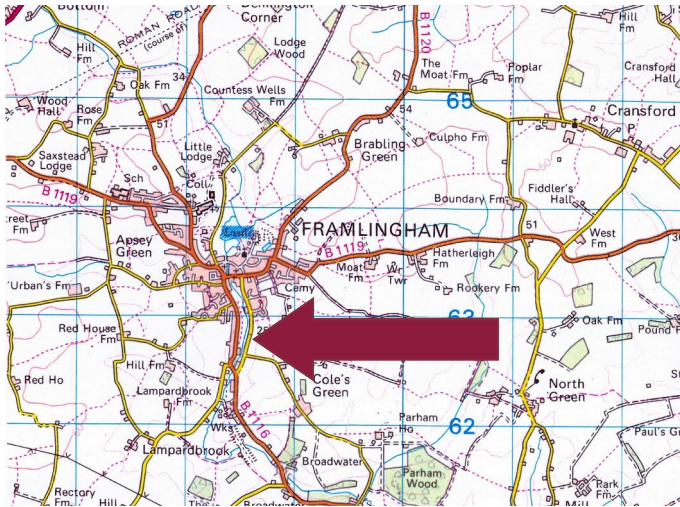
Council Tax Band F; £3,509.32 payable per annum 2026/2027.

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.
4. The property sale is being managed by The New Homes Group (TNHG). Should an interested party make an offer, the agents will qualify this and then pass the details to TNHG who will manage everything moving forward. By viewing the property, the agents assume that interested parties give permission for their details to be passed onto TNHG.

July 2026



Directions

Entering Framlingham from the south on the B1116 on the sharp left hand bend turn right onto Fairfield Road and take the second right turning onto Coopers Close. Turn right onto Baines Way and then turn right onto Ashfield Road. Turn right onto Verow Road and then bear round to the left where number 5 will be found a short way on the left-hand side.

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