

A well presented four bedroom, semi-detached house located on the popular Castle Keep development in the market town of Framlingham.



Guide Price

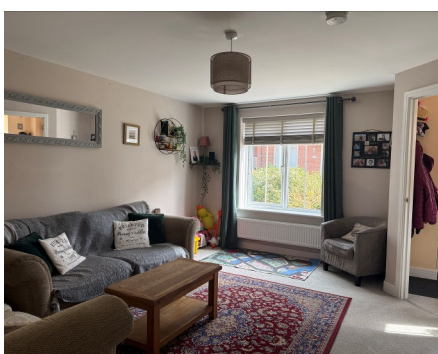
£375,000

Freehold

Ref: P7871/MC

Address

21 Ashwell Avenue
Framlingham
Woodbridge
Suffolk
IP13 9FX



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

Principal bedroom with en-suite shower room, three double bedrooms and bathroom.

9'10 x 9'8 garage and off-road parking.

Garden.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

21 Ashwell Avenue is located on the popular Castle Keep development, just a short distance from the centre of the market town of Framlingham. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are well regarded. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away.

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 leisure facilities such as golf in the nearby locations of Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10½ miles). 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 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 station, scheduled to take just over the hour.

Description

21 Ashwell Avenue is a well presented, four bedroom, semi-detached house. The property was built in 2021 and forms part of the extremely popular Castle Keep development by Taylor Wimpey. It will be sold with the remainder of a ten-year NHBC warranty.

The front porch provides access to the entrance hall which has a window to the side and space for coats and shoes. From here, a door leads into the sitting room which looks over the front garden. A further door opens into the kitchen/dining room which was extended in 2022. The kitchen overlooks the rear garden and has French style doors opening onto the patio. It is fitted with a range of high and low-level units, an inset stainless steel sink, a Zanussi four ring hob with stainless steel splashback and extractor fan above and a double oven. There is also space and plumbing for a washing machine, dishwasher and fridge freezer. The dining area has a window to the rear and has a built-in corner bench with useful storage beneath. The cloakroom comprises a WC, handwash basin and extractor fan. From the dining area, a door leads into the garage. There is also an understairs storage cupboard.

From the entrance hall, stairs rise to the first-floor landing which provides access to the four bedrooms and bathroom. The spacious principal bedroom has windows overlooking the front of the property and benefits from an en-suite shower room. This comprises an obscured glazed window to the front, a built-in shower with tiled surround, WC, handwash basin and extractor fan. Bedroom two and three are generous double rooms with windows overlooking the rear garden. Bedroom four is a further double room with windows overlooking the front. The bathroom comprises a bath with tiled surround and shower over, WC, handwash basin and extractor fan. Also accessed via the landing is a useful storage cupboard and an access hatch to the loft.

Outside

The property is approached from the road via a brick-paved driveway. The front garden has been landscaped and planted with various trees and shrubs. A pathway leads to the front entrance porch. To the side of the property is a 9'10 ft x 9'8 ft garage with up and over door. In front of this is the driveway which provides off-road parking and access to the EV charging point. The rear garden can be accessed via a side gate and also through the French style doors from the kitchen/dining room. The garden is mainly laid to lawn with an area of patio and an area of decking towards the rear. Here there is also a storage shed. The garden is fully enclosed by wood panel fencing and has been planted with a variety of shrubs and trees.

















21 Ashwell Avenue, Framlingham

Approximate Gross Internal Area = 124.1 sq m / 1336 sq ft
(Including Garage)

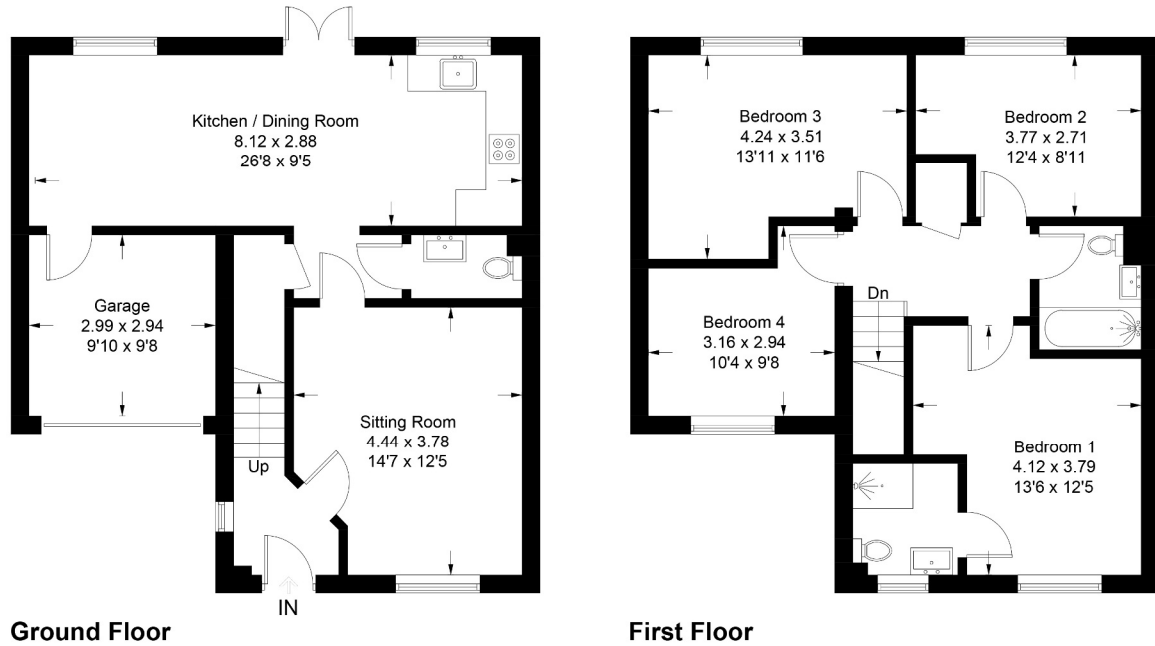


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1288741)

Viewing Strictly by appointment with the agent.

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

Maintenance Charge There is an annual charge payable towards the cost of the upkeep of the communal areas. The charge for the period 1st January to 31st December 2026 is £108.

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 D; £2,429.53 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.

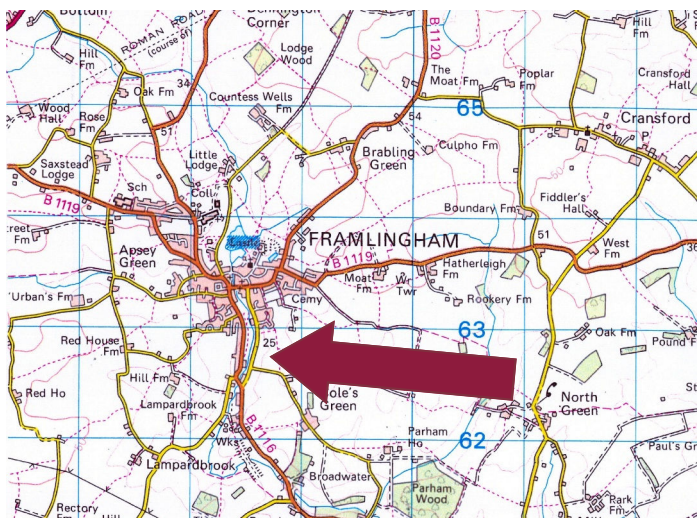
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

April 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

Entering Framlingham from the south on the Woodbridge road (B1116), at the sharp left hand bend, turn right onto Fairfield Road and take the second right hand turning into Coopers Close. Take the first right into Baines Way and follow this road round to the left, taking the second turning on the right into Ashwell Avenue where the property will be found on the right hand side.

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