

*A modern three bedroom, semi-detached house, located on the popular Castle Brookes development, just a short walk from the amenities of the town of Framlingham.*



#### Guide Price

£257,500

Freehold

Ref: P7795/B

#### Address

6 Surrey Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9SJ



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

Three first floor bedrooms and family bathroom.

Open-plan front garden and rear garden.

Private driveway providing off-road parking in front of a single attached garage.

#### Contact Us



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Suffolk IP13 9DU

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

And at The London Office  
40 St James' Place  
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## Location

6 Surrey Close is located on the popular Castle Brookes development in Framlingham. Framlingham is perhaps best known for its magnificent castle and the adjoining Mere. The town is also 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 highly regarded and within walking distance. There is also Framlingham College, which is served by its preparatory school at 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), Aldeburgh (13 miles) and Thorpeness (14). 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

6 Surrey close is a modern three bedroom, semi-detached house built circa 1980s/90s with brick elevations under a pitch tiled roof with a single attached garage to the side.

The accommodation is well laid out and comprises an entrance hall with cloakroom, sitting room, kitchen/dining room and conservatory on the ground floor. On the first floor there are 3 bedrooms and a family bathroom. The property currently has a tenant in situ who will be vacating by the end of April 2026 whereupon vacant possession can be given.

Entering from the property from the front into the entrance hall which has laminate flooring, there is a downstairs cloakroom with close coupled WC, window to the side and corner wash hand basin with tiled splashbacks. A partially glazed door leads into the sitting room where there is a large window to the front and stairs that rise to the first floor landing with understairs storage. There is also a fitted wood burner with tiled surround and panel tiled hearth with wooden surround and mantel over. A further partially glazed door leads through to the kitchen/dining room where there is an internal window to the rear and door to the conservatory. There is a matching range of wall and base units with single drainer sink unit with mixer tap over and tiled splashbacks, a four ring electric hob with electric oven under, extractor hood over and tiled splashbacks. There is also space and plumbing for a dishwasher. Laminate style flooring. The conservatory is UPVC from floor to ceiling with a polycarbonate roof, laminate style flooring, wall mounted radiator and windows and doors opening out onto the garden.

From the first floor landing there is access to the loft and an airing cupboard with water cylinder and slatted shelving. Doors lead off to bedroom one which is a good size double with window to the front. Bedroom two is a further double with window to the rear. Bedroom three is a single room with window to the front. Family bathroom with obscure window to the rear, panelled bath with mixer tap over and mains fed shower over, tiled surround and part tiled walls, close coupled WC and vanity base unit with mixer tap over and cupboards under with mirror and light above, and extractor fan.

## Outside

The property is approached via a pathway and steps that lead to the front door with an open-plan garden and driveway to side providing off-road parking for two vehicles in front of a single attached garage. The garage has power and light, a window to the rear, up and over door and personnel door to garden. The rear garden is mainly laid to lawn and is enclosed by panel fencing with a landscaped area which provides seating for a barbecue area with a paved terrace immediately behind the property.











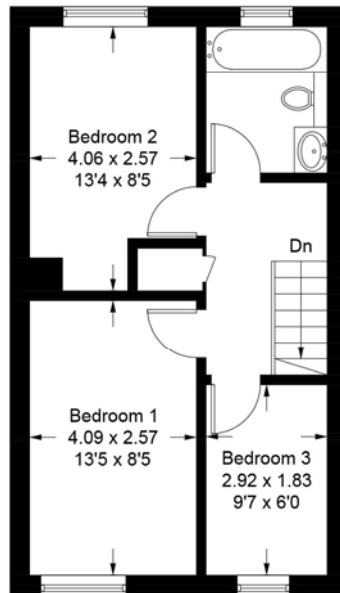


## 6 Surrey Close, Framlingham

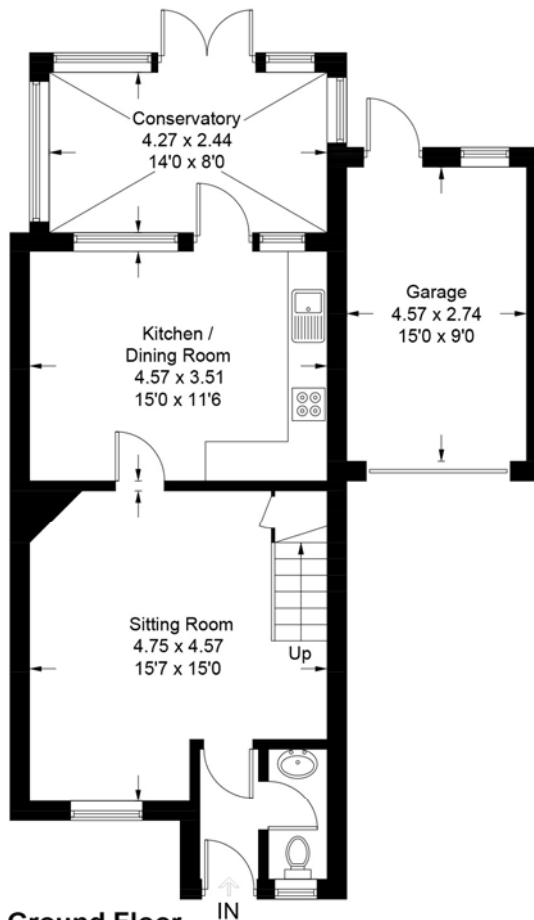
Approximate Gross Internal Area = 90.8 sq m / 977 sq ft

Garage = 12.5 sq m / 134 sq ft

Total = 103.3 sq m / 1111 sq ft



**First Floor**



**Ground Floor**

*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity.

*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 C; £1,997.25 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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## 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.

*January 2026*





## Directions

From the Agent's Framlingham office proceed along Station Road taking the second turning on the right into Brooke Lane. Take the first turning on the left onto Castle Brookes development. Continue along Castle Brookes to the top where the turning for Surrey Close can be found on the left hand side and the property can be found immediately on the right.

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