



10 Dowsing Road, Framlingham, Suffolk IP13 9FJ

A well-presented modern four-bedroom detached family home conveniently situated for the school and close to the amenities of the popular market town of Framlingham.

Guide Price £425,000 Freehold

P7953/B



Summary

Entrance hall, sitting room, kitchen/dining room, utility, cloakroom, principal bedroom with en-suite shower, three further bedrooms and family bathroom. Enclosed garden to rear. Single integral garage. Driveway parking for two vehicles.

No Onward Chain

Location

The property is located on Dowsing Road which forms part of the Persimmon development constructed in 2017. The property is located within walking distance of the centre of Framlingham and is within easy walking distance of the doctors' surgery, primary school, Thomas Mills High School and Framlingham College. Framlingham is best known locally for its fine medieval castle and offers a good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops including a Co-operative supermarket, public houses and restaurants. The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

Description

10 Dowsing Road is a modern, well-presented four-bedroom detached home, built by Persimmon in 2019, occupying a quiet cul-de-sac position. The property offers well-planned accommodation arranged over two floors.

The front door opens into an entrance hall, which leads through to the sitting room. This bright and comfortable reception room features a front-facing window, a central electric fireplace, and partially glazed double doors opening into the kitchen/dining room. The kitchen/dining room enjoys views over the rear garden, with a window and French Style doors providing direct access outside. The kitchen is fitted with a matching range of wall and base units, with roll-top work surfaces. There is also a four-ring gas hob with a stainless steel and glass extractor hood above and an electric oven below an integrated dishwasher, and additional space is available for further freestanding appliances. A walk-in pantry with bespoke shelving, provides excellent storage and space for an additional appliance.





The utility room, which has a partially glazed door opening to the rear garden. It is fitted with work surfaces, a cupboard, and space and plumbing for a washing machine. Completing the ground floor is a cloakroom.

On the first floor, the principal bedroom enjoys a front-facing aspect and benefits from a built-in double wardrobe incorporating hanging rails and a fitted storage system. An additional built-in cupboard over the stairs provides further useful storage. The room is complemented by an en-suite shower room. Bedroom two and three are generous double bedrooms and bedroom four is a comfortable single bedroom, currently utilised as a home office. The family bathroom is fitted with a panelled bath with an electric shower over and glazed shower screen, set within a tiled surround. There is also a pedestal wash hand basin with tiled splashback and mirror above, a close-coupled WC, heated towel radiator and an obscure glazed window.

The property benefits from gas-fired central heating and double glazing throughout.

Outside

The property has a block-paved driveway, providing off-road parking for two vehicles and leading to the single integral garage. A lawned area lies alongside the driveway, with gated side access leading through to the enclosed rear garden.

The rear garden is predominantly laid to lawn, with seating area, enclosed by panel fencing and complemented by established tree and shrub borders, including a selection of fruit trees.

The garden also benefits from a large timber barn-style shed, a bin storage area, and an outside tap.





Directions From the Clarke and Simpson office in Well Close Square, proceed up College Road and take the second turning on the left into Mount Pleasant. Continue up the hill and take the road on the left into Mayhew Road. At the T-junction, turn left onto Dowsing Road, where the property will be found immediately on the right-hand side, identified by a Clarke and Simpson for Sale board.

For those using the What3Words app: [///defectors.upholding.rectangular](https://www.what3words.com/defectors.upholding.rectangular)

Viewing Strictly by appointment with the agent.

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

Grounds Maintenance Charge There is a communal grounds maintenance fee of approximately £150 per annum, payable to REMUS. Further details are available upon request from the agent.

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).

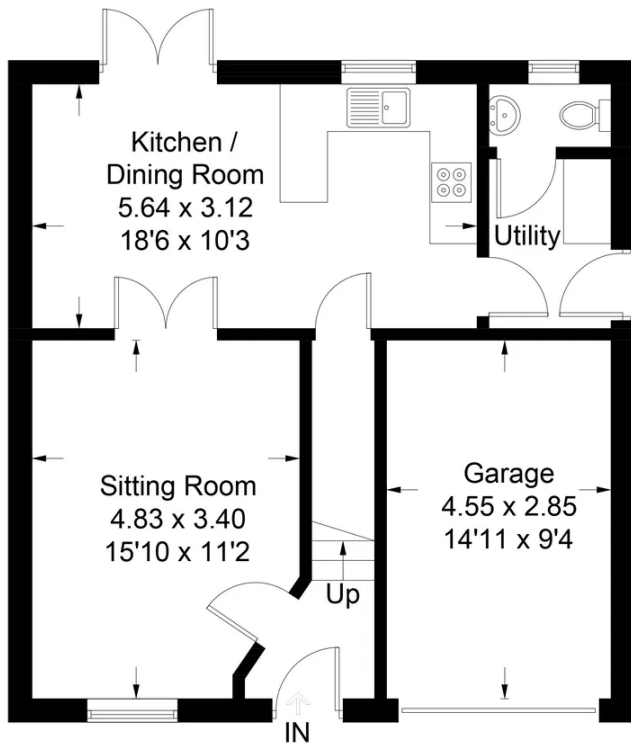
Council Tax Band D: £2,429.53 payable per annum 2026/2027

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

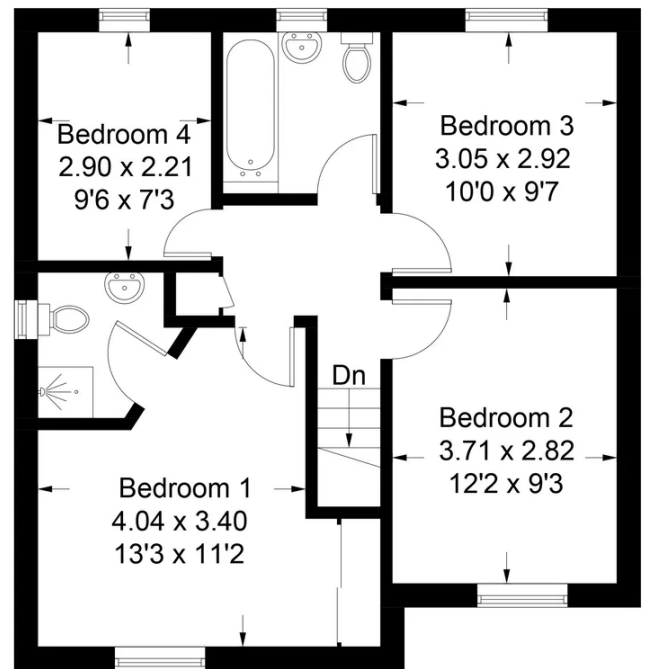


10 Dowsing Road, Framlingham

Approximate Gross Internal Area = 98.6 sq m / 1061 sq ft
Garage = 13.0 sq m / 140 sq ft
Total = 111.6 sq m / 1201 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson

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.

July 2026



Clarke & Simpson

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