

A three-bedroom detached bungalow occupying a peaceful cul-de-sac position, just a short walk from the amenities of the popular market town of Framlingham.



Guide Price

£425,000

Freehold

Ref: P7943/B

Address

The Firs
2 Sitwell Gardens
Station Road
Framlingham
Suffolk
IP13 9DW



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

Principal bedroom with en-suite bathroom, two further well-proportioned bedrooms and a family bathroom.

Attached single garage and driveway providing off-road parking.

Open-plan front garden and an enclosed rear garden.

No forward chain.

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

The Firs is situated in a quiet position on Sitwell Gardens, an exclusive development of just four similar properties. Framlingham is home to a good selection of independent shops and businesses including cafés, restaurants, pubs, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel, and a Co-operative supermarket. Away from the market hill are a number of other businesses providing day-to-day services including vets, a medical centre and schools. Sir Robert Hitcham's Primary School is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham was voted the number one place to live in the country and is perhaps best known for its magnificent castle which is managed by English Heritage.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from Framlingham into the surrounding countryside, and amenities such as golf in nearby locations such as 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 the hour.

Description

The Firs, 2 Sitwell Gardens is a spacious, purpose-built three-bedroom detached bungalow, occupying a peaceful cul-de-sac position amongst just three other similar properties. The development was specifically designed for residents aged 55 and over. The property has been tenanted for the past seventeen years and would now benefit from a programme of light refurbishment throughout.

The accommodation is well laid out and entering via a spacious entrance hall, with doors leading to the principal reception rooms and bedroom accommodation. The entrance hall also benefits from a useful built-in storage cupboard. Glazed double doors open into the sitting/dining room, which enjoys a bay window overlooking the front and sliding patio doors providing access to the side and rear gardens. A central fireplace, featuring a marble hearth and surround with a decorative wooden mantel, forms an attractive focal point to the room, although it has been temporarily closed off.

The inner hall provides access to the kitchen/breakfast room, which enjoys a window overlooking the front. The kitchen is fitted with a matching range of wall and base units, with roll top work surfaces with tiled splashbacks. There is a one-and-a-half bowl single drainer sink unit with a mixer tap, a four-ring electric hob with an filter hood above, and a built-in high-level double electric oven to the side. Integrated dishwasher and space for appliances. Ceramic tiled floor.

A door from the kitchen leads into the utility room, which has a window to the front and is fitted with a stainless steel single drainer sink unit with a mixer tap, inset into roll-top work surfaces. There is space and plumbing for a washing machine, together with additional space for further appliances. The room also houses the wall-mounted gas-fired Worcester Bosch boiler. A ceramic tiled floor continues throughout, and a half-glazed door leads to the cupboard area in front of the garage.

From the inner hall, doors lead to the bedroom accommodation. The principal bedroom is a generous double room with a window overlooking the rear garden. It benefits from built-in double wardrobe with hanging rail and shelving above, together with a further single built-in wardrobe with hanging rail. A door from here leads through to the en-suite bathroom, which has an obscure glazed window to the rear. The suite comprises a panelled bath with a mains-fed shower over and glazed shower screen, set within a tiled surround, a vanity wash hand basin with a mixer tap and storage cupboards beneath, together with a wall-mounted mirrored cabinet incorporating a shaver point. There is also a close-coupled WC and a bidet, with

part-tiled walls completing the room.

Bedroom Two is a further generously proportioned double bedroom, featuring a rear-facing window and a built-in double wardrobe with a hanging rail, overhead shelf, and additional shelving.

Bedroom Three is a generously sized single bedroom with a rear-facing window and a built-in wardrobe offering useful shelving. The family bathroom comprises an obscured front-facing window, a panelled bath with mixer taps, part-tiled walls, a pedestal wash hand basin, a close-coupled WC, and an airing cupboard.

The property further benefits from predominantly double-glazed wooden windows and gas-fired central heating. A new boiler was fitted in August 2023. The loft is also accessible from the entrance hall, providing additional storage potential.

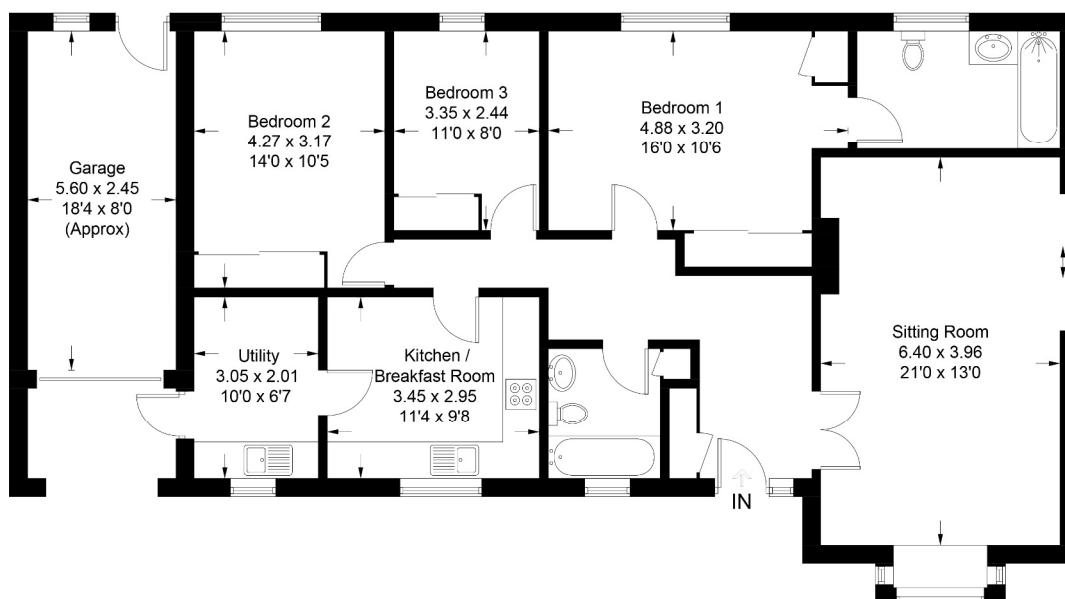
Outside

The property is approached via a driveway leading into Sitwell Gardens, providing access to a private parking space in front of the attached single garage. A pathway leads from the driveway to the front entrance, with an additional pedestrian path connecting the property to the highway. The open-plan front garden is predominantly laid to lawn and complemented by a variety of established shrubs. A gated side pathway provides access to the rear garden, which is mainly laid to lawn with mature shrubs and trees and enjoys an attractive outlook, bordering a meadow to one side. The garden extends behind the property, where there is a timber garden shed. The gardens are predominantly east and south-facing.



2 Sitwell Gardens, Framlingham

Approximate Gross Internal Area = 110.7 sq m / 1191 sq ft
Garage = 13.8 sq m / 148 sq ft
Total = 124.5 sq m / 1339 sq ft









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 = E (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.

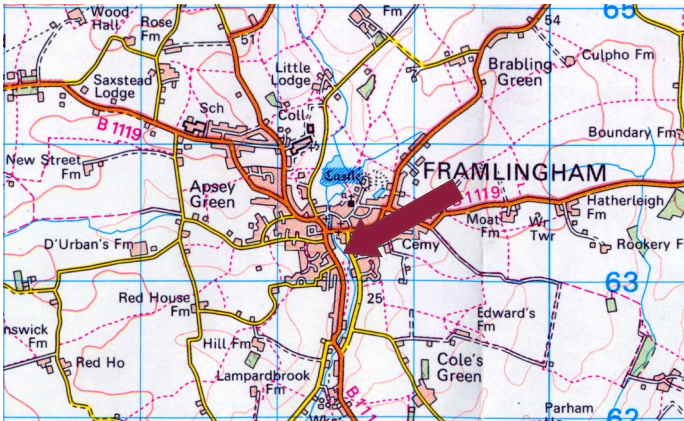
NOTES

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. Whilst it is well recorded that the properties in Sitwell Gardens were affected during storm Babet of October 2023, No. 2 Sitwell Gardens escaped with minor ingress into the front door which did not require an insurance claim and remains fully insured for flood risk.
5. Please Note - There is a restrictive covenant upon the property that states that the occupation of The Firs 'shall be limited to a person who has retired from active employment or a dependant of such a person residing with him or her, or a widow of widower of such a person'. For further clarification, please telephone Clarke and Simpson.
6. The vendors are being made aware of planning permission DC/26/1828/FUL for a single dwelling on the land that lies to the rear of the property, a copy of which they have sent us.

July 2026

Chartered Surveyors / Estate Agents

Clarke & Simpson



Directions

From the agent's office in Well Close Square, head south along Station Road. Continue until you reach Sitwell Gardens, which is on the left, just past the DIY shop. Turn into Sitwell Gardens, and the property is the first on the right, identified by a Clarke & Simpson For Sale board.

For those using the What3Words app:
///eggshell.ballooned.rating



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