

*An extremely well presented three bedroom semi-detached house with garage, forming part of the popular Castle Keep development, within walking distance of the town centre.*

OIEO  
£300,000 Freehold  
Ref: P7648/J

4 Coopers Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9FR



Entrance hall, sitting room, kitchen/dining room and cloakroom.  
Principal bedroom with en-suite shower room, two further bedrooms and family bathroom.  
Garage and carparking space.  
Front and rear gardens.

Contact Us



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## Location

4 Coopers Close forms part of the popular and well regarded Castle Keep development, and is just a short walk 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. 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.

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

4 Coopers Close was built approximately five years ago and forms part of the extremely popular and well regarded Castle Keep development by Taylor Wimpey, that is located just a short walk from the centre of Framlingham.

The property stands well, in a semi-elevated position at the entrance to the development, and with good views across the surrounding roofscape from the first floor. The accommodation is extremely well presented, and both light and spacious. In all, the property extends to nearly 900 sq. ft (83 sqm) and comprises an entrance hall, sitting room, cloakroom and extremely well fitted kitchen/dining room to the rear, with French doors opening onto the south facing garden. On the first floor there is the principal bedroom with en-suite shower room, two further bedrooms and a bathroom.

The property is accessed via a shared paved walkway, with a small area of garden adjoining the front of the property. Beside the property a gate provides access to the fully enclosed, south facing rear garden with patio area that can be directly accessed from the kitchen/dining room. Set a short distance away is the single garage and parking space, which forms part of a terrace of garages shared with the neighbouring owners.

Being a recently built property, 4 Coopers Close will be sold with the remainder of its 10 year NHBC warranty.















## 4 Coopers Close, Framlingham

Approximate Gross Internal Area = 82.4 sq m / 887 sq ft

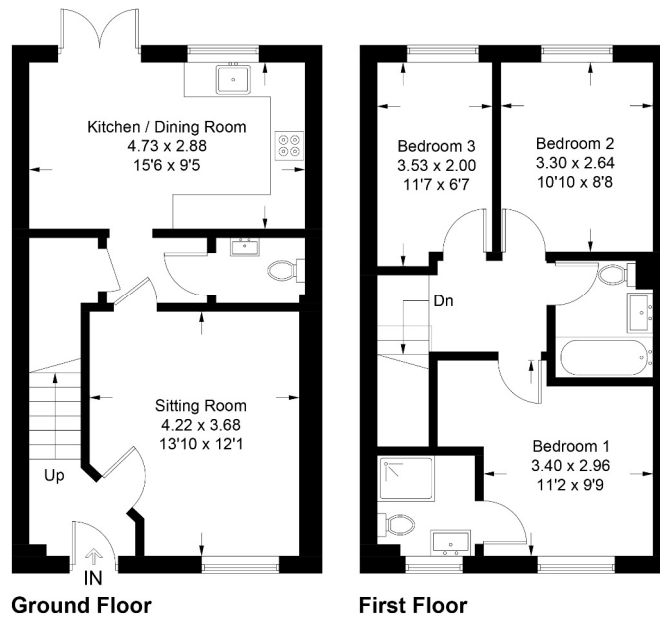


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1215505)

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, gas, electricity and drainage connected. Combination gas boiler serving the central heating and hot water systems.

**Annual Maintenance Charge** There is an annual service charge for the maintenance of the communal areas within the Castle Keep Development. We understand that for 2025 this was set at £207.33.

**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 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

### 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. This is an Executors sale. Probate has been granted.

**June 2025**



## Directions

Entering Framlingham from the south on the Woodbridge Road (B1116), at the sharp left hand bend just before the bridge, turn right onto Fairfield Road. Take the second turning on your right into Coopers Close and the property will be found a short way along on the right hand side.

For those using the What3Words app: [/// crunkled.calendars.headliner](https://www.what3words.com/crunkled/calendars/headliner)



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