

A spacious two bedroom detached home overlooking a pretty garden situated on Danforth Drive, Framlingham.

Guide Price
£275,000 Freehold
Ref: P7658/C

8 Danforth Drive
Framlingham
Suffolk
IP13 9HH



Entrance hallway, sitting/dining room, study, kitchen, conservatory and downstairs cloakroom.

Two first floor bedrooms, large storeroom and bathroom.

Garage.

Front and rear gardens.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

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

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

Location

The property is located on Danforth Drive, within walking distance of all that Framlingham has to offer. There are a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency, doctors surgery, vets and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket, Robert Hitcham's CEVA Primary School, Thomas Mills High School and Framlingham College are all within walking distance. The town 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 the nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 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

8 Danforth Drive is a detached house with the opportunity for refurbishment and renovation. The front door leads into a hallway which leads off to the cloakroom, sitting/dining room and study. The cloakroom has a WC and a basin. The study includes a large storage cupboard under the stairs. The spacious sitting/dining room has sliding doors opening up to the patio as well as access to the conservatory. This is of UPVC construction on a brick plinth. The kitchen has low level wall units along with worktops and a sink. There is space and plumbing for a washing machine, fridge freezer and oven.

The first floor landing is accessed from stairs from the ground floor hallway. This leads to the two bedrooms and bathroom. The bathroom includes a bath with a shower above, basin, WC and storage cupboard. Both bedrooms are doubles and have storage cupboards and windows overlooking the rear gardens. Off the second bedroom is a large storage room which could have scope to be converted to an en-suite. This has a sloping ceiling and skylight.

Outside

The property is tucked away on Danforth Drive and as well as a good amount of on road parking, there is a parking space immediately to the front of the single garage which has an up and over door to the front. Beyond the garage is a gate leading to the rear garden which is fully enclosed by fencing. This measures approximately 45' x 40'. It is predominantly laid to grass and there is a patio area adjacent to the sitting/dining room and conservatory. The front garden has beds and a feature pond. It is enclosed by picket fencing. It measures approximately 45' x 25'.





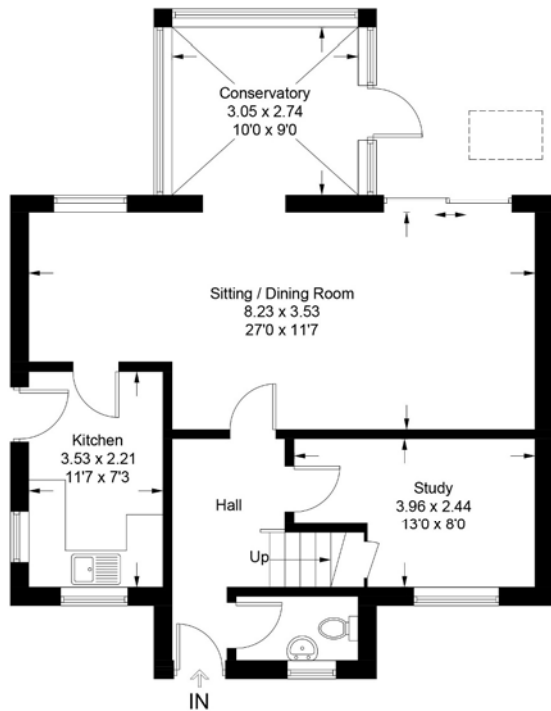




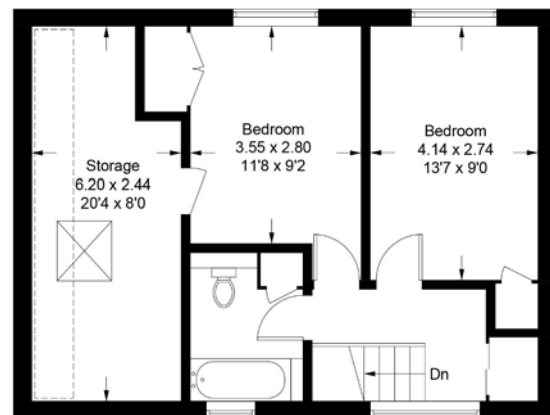


8 Danforth Drive, Framlingham

Approximate Gross Internal Area = 115.8 sq m / 1246 sq ft



Ground Floor



First Floor

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Produced for Clarke and Simpson



Viewing Strictly by appointment with the agent.

Services Mains water, drainage, electricity and gas. Gas-fired central heating. PV panels providing more cost effective electricity bills.

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 = C (Copy available from the agents upon request)

Council Tax Band D; £2,246.91 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.

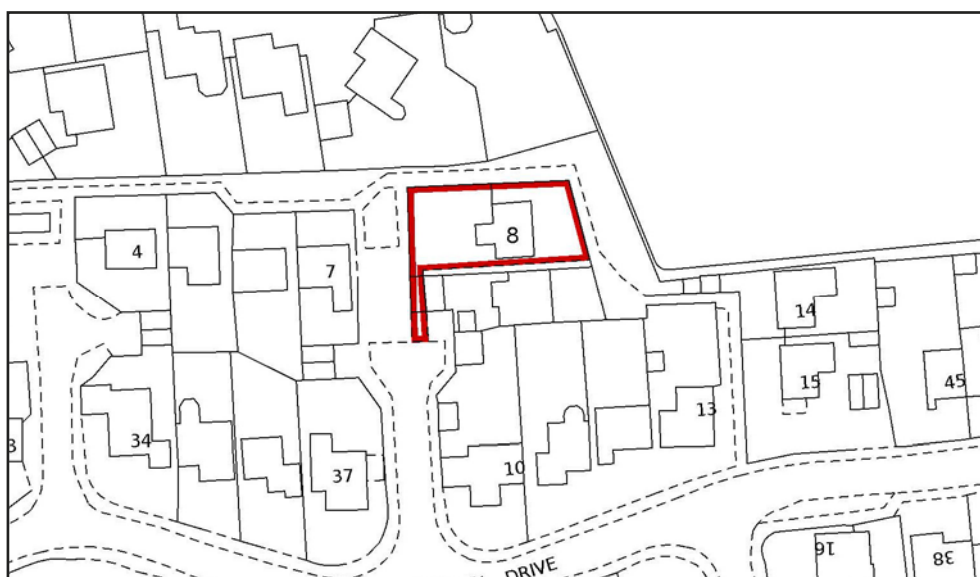
July 2025

Directions

From the agents office on Well Close Square, proceed up College Road and take the second road on the left hand side, Mount Pleasant. At the top of the hill bear round to the right where Danforth Drive will be found on the right. Take the second road on the left hand side and the garage for number 8 will be found straight in front of you. Please park in front of the garage or to the left of it, alternatively on the road. Access to the property is via a gate to the rear of the property but it is possible to take the footpath around to the front.

For directions to the parking space, if using What3Words, please proceed to: [///devotion.nets.overheat](https://www.what3words.com/#!/devotion.nets.overheat)

The house itself is at What3Words location: [///outdone.bend.awakening](https://www.what3words.com/#!/outdone.bend.awakening)



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