

An exceptionally well presented and maintained four bedroom link detached house occupying a quiet cul-de-sac position within the popular town of Framlingham, a short walk from the amenities of the town.

Guide Price
£475,000 Freehold
Ref: P7653/B

50 Bibbys Way
Framlingham
Woodbridge
Suffolk
IP13 9FD



Entrance hall, sitting room, kitchen/dining room, utility area and cloakroom.

Principal bedroom with en-suite shower, three further good size double bedrooms and family bathroom.

Off-road parking for three vehicles.

Garage/gym.

Landscaped enclosed garden to rear and open-plan garden to front.

No onward chain.

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 in Bibbys Way, and forms part of Hopkins Homes' Prospect Place development to the southern part of the market town of Framlingham. Framlingham is perhaps best known for its fine medieval castle, but also benefits from a Co-op supermarket, a number of businesses, including shops, cafes, pubs, restaurants and a library. The town has highly regarded primary and senior schools, as well as Framlingham College, all of which are within easy walking distance.

Framlingham is only 12 miles from the coast as the crow flies with popular destinations such as 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. There are lovely walks from Framlingham into the surrounding countryside and amenities such as golf in the nearby locations of Woodbridge (12 miles), Aldeburgh (13 miles) and Ipswich (14 miles). 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).

Description

50 Bibbys Way is an immaculately presented and well maintained, four bedroom link detached house with brick elevations under a pitch tiled roof and occupying a private and quiet end of cul-de-sac location in the popular market town of Framlingham. Built by the renowned house builders, Hopkins Homes, the current vendors have occupied the property since new and have made several enhancements during their tenure, including the installation of fitted wardrobes in three of the bedrooms, upgrading of all the flooring and the conversion of the garage into a gym/store room. The gardens have been professionally landscaped and the rear garden in particular provides a good degree of seclusion and privacy.

The accommodation is exceptionally well laid out over two storeys. The entrance hall has hard wearing vinyl laminate flooring, which continues throughout the hall and sitting room, and stairs that rise to the first floor landing, wall mounted radiator and a door off to the sitting room. The dual aspect sitting room has windows to the front and side, feature Living Flame gas fireplace with a granite hearth surround and mantel over and two wall mounted radiators. The kitchen/dining room area has windows to the front and side and French doors that lead out onto the rear garden. There is a further external door from the utility area which leads out to the driveway parking area. The kitchen and utility areas are fitted with a matching range of wall and base units with a one and a half bowl stainless steel single drainer sink unit with tiled splashbacks inset into roll top worksurfaces. There is a integrated dishwasher, integrated freezer, full length larder fridge, four ring gas hob with stainless steel extractor hood over and electric double oven under, integrated washing machine, large built-in understairs cupboard, ceramic tiled flooring, recess lighting and two wall mounted radiators. There is also a kickboard heater in the utility area. From the entrance hall there is also a door to the cloakroom which has half tiled walls, ceramic tiled floors, close coupled WC, pedestal hand wash basin with mixed tap over and mirror front cupboard above and wall mounted radiator.

Stairs rise to the first floor landing where there are two built-in cupboards; one with shelving and providing a useful storage area, with the other an airing cupboard with pressurised water cylinder and slatted shelf above. From the landing there are doors off to the four bedrooms and family bathroom. The principal bedroom has a range of fitted wardrobes, cupboards and dressing table units. There is also a window to the front, wall mounted radiator and door to the en-suite shower room. The en-suite shower room comprises a built-in glazed shower cubicle with tiled surround and mains fed shower, close coupled WC, pedestal handwash basin with mixed tap over and shaver point over, tiled splashbacks, window to the front, wall mounted radiator, mirror fronted cupboard and ceramic tiled floor. Bedroom two, currently used as a guest room, is a good size double room with dormer window to the front and Velux window to the rear. There is a matching range of fitted wardrobes, cupboards, side tables, dressing table with drawers, two wall mounted radiators and also access to the loft. Bedroom three is a further double bedroom with window to the front aspect, wall mounted radiator and range of built-in wardrobes. It also has a good size cupboard over the stairs with hanging rail and shelf above. Bedroom four is a further good size room with window to the side, wall mounted radiator and step ladder access to the fully boarded loft. The family bathroom has an obscure window to the rear, panel bath with mixer tap over and mains fed shower over together with a glass screen set into tiled walls. There is also a close coupled WC, pedestal hand wash basin with mixer tap over and tiled splashbacks, mirror fronted cupboards above, wall mounted radiator and shaver point.

The Outside

The property is approached from the highway to a private road that leads to a private driveway and the covered carport, which in turn leads to the single garage. In all, there is ample parking for at least three vehicles. A pathway leads from the side of the property to the front door and to a gated access to the rear garden. The rear garden is private and secluded. It has been professionally landscaped with a combination of terraces, pathways and established flower borders with an eclectic mix of flowers, shrubs and trees. The garden is enclosed by panel fencing. There is a terrace and pathway that leads to the garage which has been cleverly converted into a gym/store room with ample shelving and two cupboards for storage and space for appliances and gym equipment. This has been lined with UPVC for ease of maintenance and also benefits from recessed LED lighting throughout.

Management Company

There is a management company in place to maintain the communal areas of the development and the current annual maintenance charge is £124.00 for the period 1st January 2025 to 31 December 2025.

















50 Bibbys Way, Framlingham

Approximate Gross Internal Area = 116.7 sq m / 1256 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

Service Charge £124.00 for the period covering 1 January 2025 to 31 December 2025.

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; £2,246.91 payable per annum 2025/2026

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

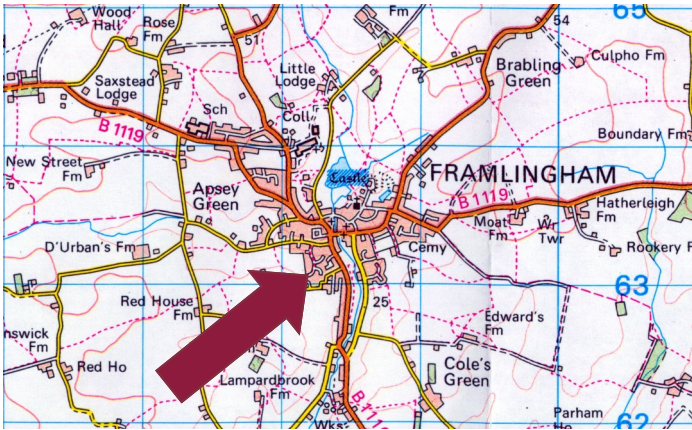
NOTES

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 Agent's Framlingham office, turn left into Station Road, continue down Station Road passing the level crossing taking your first turning right into Bibbys Way. Continue along Bibbys Way taking your second right hand turn into a private cul-de-sac where number 50 can be found at the top on the right hand side.

For those using the What3Words app:
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