

*A modern three bedroom detached family home forming part of the Hopkins Homes' Prospect Place development, in the popular and sought-after market town of Framlingham.*

Guide Price  
£375,000 Freehold  
Ref: P7663/B

64 Station Road  
Framlingham  
Woodbridge  
Suffolk  
IP13 9EE



Entrance hall, 18' sitting room, kitchen/dining room and cloakroom.

Principal bedroom with en-suite shower room, two further bedrooms and bathroom.

Open-plan gardens to the front and enclosed garden to the rear.  
Single garage and parking space.

Contact Us



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## Location

64 Station Road is located in the popular and sought after market town of Framlingham and within walking distance of the market hill. The thriving town centre is home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is home to the Crown Hotel and a Co-operative supermarket. Off 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. The town also benefits from various clubs including Framlingham Football Club. The town has previously been 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 courses in Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is within easy reach (10.5 miles). There is bird watching at the RSPB centre at Minsmere (15 miles). Framlingham is only a short drive from the coast, with popular destinations such as Southwold, Dunwich, Thorpeness and Orford. There is a local train station from Wickham Market (Campsea Ashe) which is approximately 5 miles. 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

64 Station Road is a well built three bedroom detached family home, built circa 2019 by the renowned local developer, Hopkins Homes, on their popular Prospect Place development and, as such, is being sold with the remainder of the 10 year NHBC warranty.

The accommodation is well presented and laid out over two storeys and benefits from sealed unit double glazing and gas-fired central heating. The property has been enhanced by the current owners with the addition of some plantation blinds which give the property a degree of privacy whilst allowing in light.





From the front door, entering into the entrance hall, stairs rise to the first floor landing where this is a door off to the sitting room. This is a triple aspect room with windows to the front and side and French style doors that open into the garden. There is a central fireplace with a Living Flame gas fire with marble surround and hearth. There are wall mounted radiators and a door to the kitchen/dining room. The kitchen/dining room has windows to the front and rear and a partially glazed door to the garden. It is fitted with a matching range of wall and base units with a one and a half bowl stainless steel single drainer sink unit with mixer tap over and tiled splashbacks to roll top work surfaces. There is a four ring gas hob with a double electric oven under and a stainless steel extractor hood over, space and plumbing for a washing machine, dishwasher and dryer, and space for further appliances. There is also a large understairs storage cupboard/pantry, wall mounted radiator, ceramic tiled floor and plantation shutters to the front. From the entrance hall there is a further door to the cloakroom with close coupled WC, pedestal hand wash basin with tiled splashbacks and a wall mounted radiator.

Stairs rise to the first floor landing where there is a window to the rear, a useful built-in storage cupboard and an airing cupboard with pressurised water cylinder and slatted shelving. The dual aspect principal bedroom has windows to the front and side, half plantation shutters, wall mounted radiator and a built-in single wardrobe with hanging rail and shelf above. A door opens to the en-suite shower room with obscure window to the front, built-in double shower tray with mains fed drench shower with hand held attachment, close coupled WC, pedestal hand wash basin with mixer tap over and tiled splashback and chrome heated towel radiator. Bedroom two is a further good size double room with window to the front and half plantation shutters, wall mounted radiator and a large built-in cupboard over the stairs. Bedroom three is a good sized single room or small double with window to the rear, wall mounted radiator and access to the loft. The family bathroom has an obscure window to the rear, panelled bath with mixer tap and shower attachment over, tiled surround and shelf above, close coupled WC, pedestal hand wash basin with mixer tap over, shaver point and extractor fan.

## Outside

A pathway at the front leads from the highway through the landscaped front garden to the front door. A side gate provides access to the rear garden. The single garage en bloc has a personnel door and power and light connected. There is a parking area in front of the garage and a gate from here also enables access to the garden. The gardens to the rear are predominately walled and laid to lawn together with a paved terrace. The property benefits from an outside tap and bin storage area.

## Management Company

There is a Management Company in place to maintain the communal areas of the development and the current annual maintenance charge is £124.14 for the period 1st January 2025 to 31 December 2025. In addition there is a contribution towards the service charge of 57 Bibby's Way (the coach house over the garage) of 12.5% totally £58.25 annually collected on 1st January.

## Title Matters

Please note that whilst the house is owned freehold, the garage is owned on a long leasehold basis for a term of 125 years from 1st January 2018, with a annual ground rent charge of £40.00, collected annually on 1st January.





















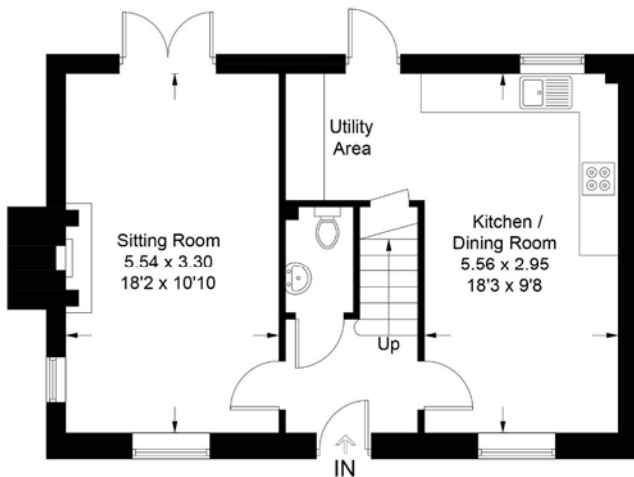




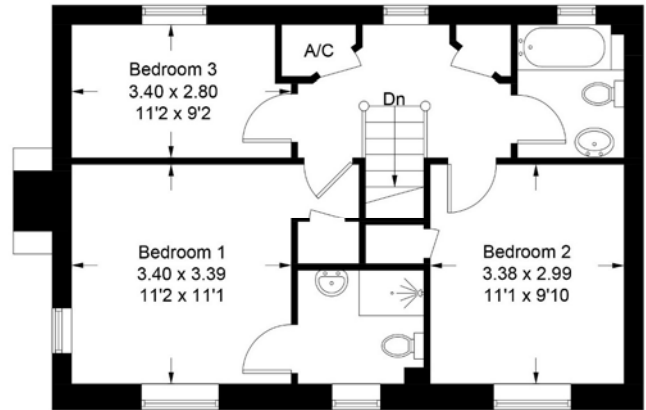


## 64 Station Road, Framlingham

Approximate Gross Internal Area = 95.5 sq m / 1028 sq ft



**Ground Floor**



**First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1223539)

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

**Services** Mains water, drainage, gas and electricity.

**Maintenance Charge** Please refer to the Management Company and Title Methods within the particulars.

**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 = TBC (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.

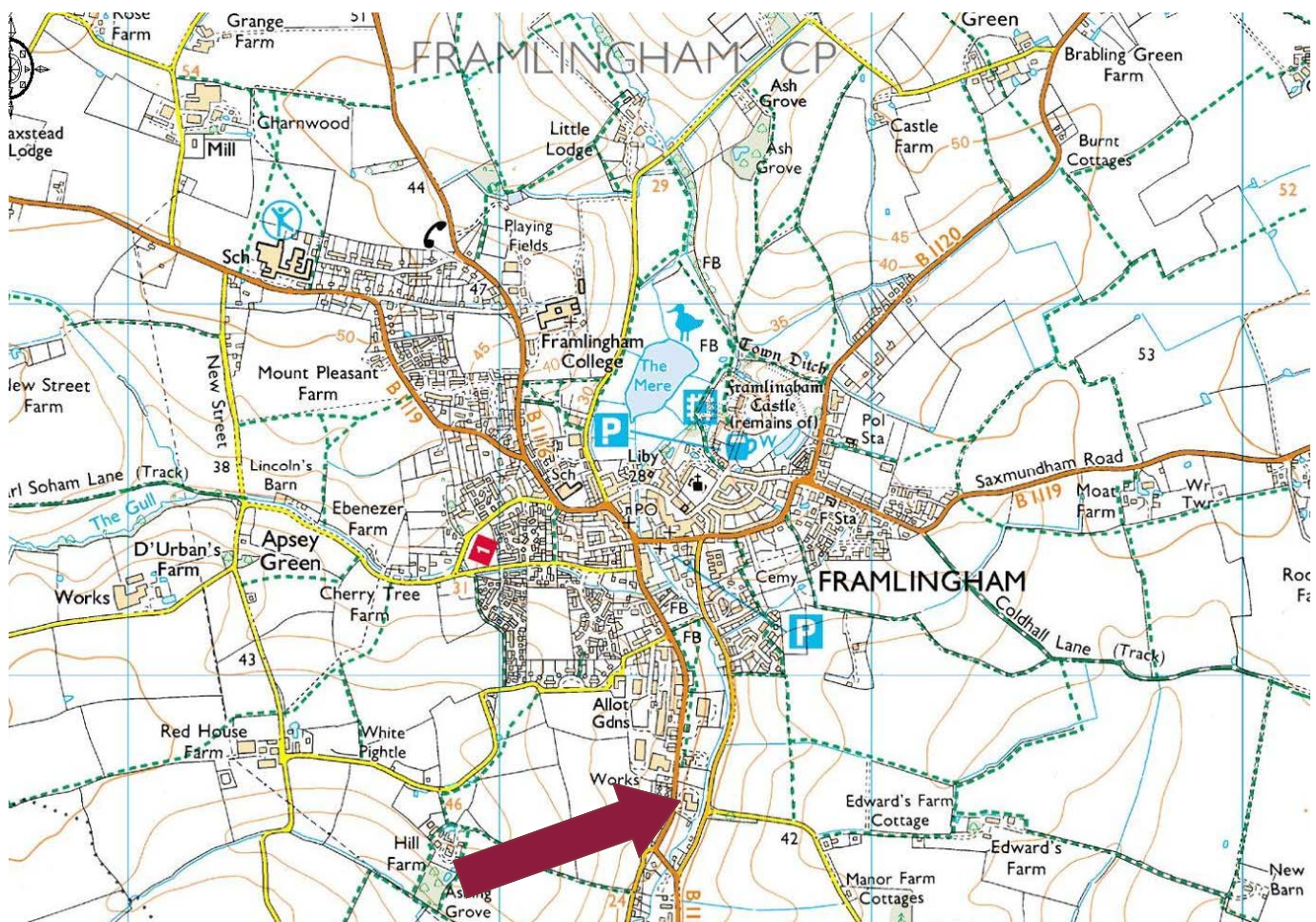
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

*July 2025*

## Directions

From the Agent's Framlingham office, turn left and proceed down Station Road passing the Station Public House on your right hand side. Proceed as if you are going out of Framlingham, passing Framlingham Technology Centre on your left. Opposite you will find number 64 identified by a Clarke and Simpson For Sale Board.

For those using the What3Words app: [///author.moon.scribble](https://www.what3words.com/author/moon.scribble)



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