

*A Modern and Well-Presented Four-Bedroom Detached Family Home, situated in a sought-after residential area on the outskirts of the charming market town of Framlingham, with easy access to the local amenities of the town.*

Guide Price  
£495,000 Freehold  
Ref: P7726/B

7 Fulchers Field  
Framlingham  
Woodbridge  
Suffolk IP13 9HT



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

Principle bedroom with ensuite shower room

Two further double bedrooms and a single bedroom.

Family bathroom.

Detached double garage and off-road parking.

Open plan garden to the front and enclosed garden to rear.

#### Contact Us



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## Location

Fulchers Field is located just over half a mile from the centre of Framlingham, yet within easy walking distance of the doctor's surgery, Thomas Mills High School, Framlingham College and Sir Robert Hitcham's Primary School. Framlingham is best known locally for its fine medieval castle and good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops including a Co-operative supermarket, public houses and restaurants. The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some eleven miles to the east. The A12, which lies just seven miles to the south, provides a direct link to Woodbridge, the county town of Ipswich, and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

## Description

7 Fulchers Field is a spacious and well-appointed four-bedroom detached family home featuring partial brick and weatherboard-clad elevations beneath a pitched tiled roof. Located in a quiet cul-de-sac within a sought-after residential area on the outskirts of the popular market town of Framlingham. The current owners have tastefully reconfigured the ground floor to create a stunning open-plan kitchen/dining/snug area at the rear of the property, ideal for modern family living and entertaining. To the front, the home offers a well-proportioned sitting room and a separate study, perfect for those working from home or in need of additional reception space. The property benefits from UPVC double glazing throughout and gas-fired central heating, with the added comfort of electric underfloor heating in the kitchen and snug areas. Ample storage is available throughout the house, enhancing the practicality of this well-designed family home.

Upon entering the property through the front door, you are welcomed into a spacious entrance hall with solid wood flooring. From here, doors lead to the principal reception rooms, the kitchen, study, and a cloakroom. A staircase rises to the first-floor landing. Double doors from the hall open into a generously proportioned sitting room. The sitting room features a charming bay window to the front, fitted with plantation shutters, and a central fireplace with a living flame gas fire, set within an ornate cast iron surround with decorative slip tiles, a wooden mantel, and a tiled hearth. An opening leads from the sitting room into a open-plan kitchen, dining, and snug area. The dining space benefits from French-style doors that open onto a paved rear terrace, perfect for entertaining. The kitchen is beautifully appointed and thoughtfully designed, featuring a breakfast bar and a rear-facing window that fills the space with natural light. A matching range of fitted wall and base units, including deep pan drawers for excellent storage, are set beneath oak worktops. A one-and-a-half bowl single drainer sink with a mixer tap is inset into the work surface, accompanied by a water softener. Integrated appliances include a dishwasher and a fridge, while a five-ring gas hob is positioned beneath a sleek stainless steel and glass extractor fan. A high-level double oven is conveniently situated to the side.

From the kitchen, you step into the snug area, which benefits from a further set of French-style doors opening out onto the terrace, providing access to the rear garden and garage beyond. Electric underfloor heating runs throughout the kitchen and snug adding warmth and comfort. A door from the snug leads into the utility room, which includes a worktop with a cupboard beneath, along with space and plumbing for a washing machine and additional appliances. The utility also houses a wall-mounted, gas-fired Baxi boiler and provides access to a small loft space. A cleverly converted understairs cupboard in the kitchen now serves as a pantry, offering practical storage for utility items and kitchen essentials.

Accessed directly from the entrance hall, the study benefits from a front-facing window that provides natural light, creating an ideal workspace. Also accessible from the entrance hall, the downstairs cloakroom features an obscure-glazed window to the front for privacy. It is fitted with a close-coupled WC and a basin with a mixer tap, tiled splashbacks, built-in cupboard below, and a mirror above.

Stairs rise to the first-floor landing, which provides access to a partially boarded loft space complete with lighting and a loft ladder. From the landing, doors lead to the bedrooms and bathroom. Bedroom one is a bright, dual-aspect room with windows to both the front and side elevations. It features a range of fitted wardrobes with hanging rails, shelving above, and storage below.



A door leads to the en-suite shower room, which includes a built-in double shower tray with tiled surround and opening door, built-in storage shelves, and power shower over. There is a close-coupled WC and a vanity basin with mixer tap, drawers beneath, and a tiled surround. An obscure window to the side provides natural light, and there is also an extractor fan. Bedroom two is a spacious double bedroom with a window to the rear. Bedroom Three is another double bedroom, also enjoying a rear-facing window. Bedroom four is a single bedroom with a window to the front and a built-in, extra-large linen cupboard. The landing also houses an airing cupboard containing a pre-lagged water cylinder with a slatted shelf above for storage. The family bathroom comprises a panelled bath with mixer tap and power shower over, a glass shower screen, and tiled surround. There is a close-coupled WC, a vanity basin with mixer tap and drawers beneath, and a wall-mounted, mirrored fronted cabinet and a extractor fan and an obscure window to the side.

## Outside

The property is approached via an open-plan front garden, predominantly laid to lawn with established shrub and flower borders, and a pathway leading to the front door. Gated side access leads to the landscaped rear garden. To the rear, a generous terrace spans the width of the property, creating an ideal space for outdoor dining and entertaining. A raised seating area, with established raised beds and flower borders, with an area of lawn that leads to a further raised decking area which provides private seating. To the side of the property, there is a built-in storage shed and outside lighting. The garden also benefits from an outside tap and a personnel door providing direct access to the double garage. The double garage has power and light, one half is currently utilised as a home office, offering excellent flexibility for home working or additional storage.







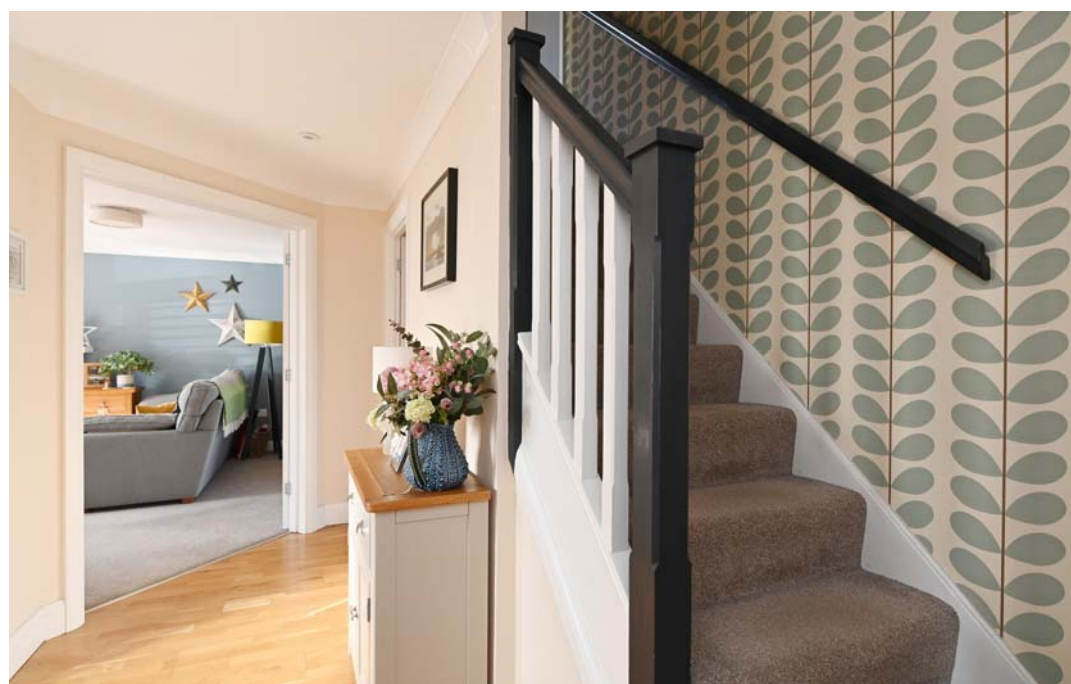














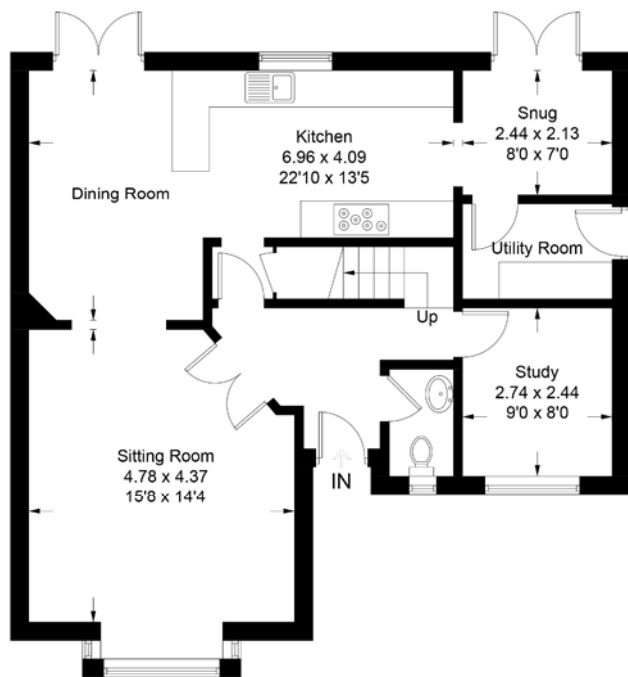




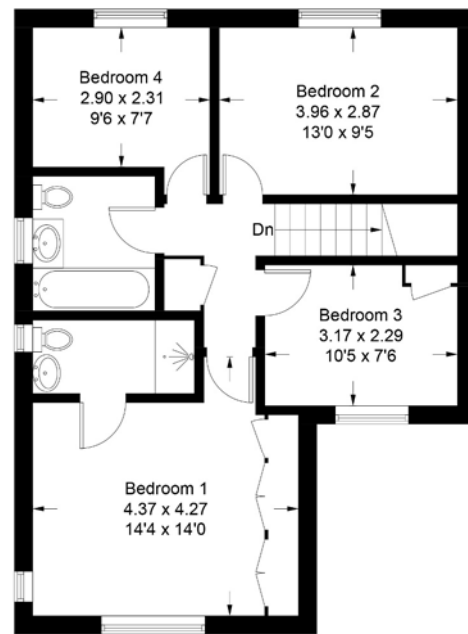


## 7 Fulchers Field, Framlingham

Approximate Gross Internal Area = 133.2 sq m / 1434 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 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 = C (copy available from the agents upon request).

**Council Tax** Band F; £3,245.54 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.

**September 2025**



## Directions

From the Clarke and Simpson office in Framlingham, head along College Road and take the first left into Mount Pleasant. Continue along Mount Pleasant, and take the second right into Fulchers Field. The property is located on the left-hand side and can be identified by a Clarke and Simpson "For Sale" board.

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