

A well presented three bedroom end of terrace house situated within walking distance of the centre of Framlingham.

Guide Price
£295,000 Freehold
Ref: P7744/MC

1 Lambert Close
Framlingham
Suffolk
IP13 9TE



Hallway, kitchen/breakfast room, sitting room and cloakroom.
Principal bedroom with en-suite, two further bedrooms and bathroom.
Front and rear gardens.
Garage.

Contact Us



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Location

1 Lambert Close forms part of the Castle Brooks development and is located just a short distance from the centre of Framlingham. The town benefits from a doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, Thomas Mills High School and Framlingham College. There is a good selection of independent shops and businesses, including cafés, restaurants, hairdressers, antique shops, a travel agency, nursery, vets and delicatessen. Framlingham is also home to the Crown Hotel and a Co-operative supermarket. In recent years Framlingham has often featured as the number one place to live in the country, and is perhaps best known for its magnificent castle.

Framlingham is surrounded by delightful villages, many of which have popular public houses. There are lovely walks from the town into the surrounding countryside, and amenities such as golf in nearby locations such as Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 miles). The world famous Snape Maltings Concert Hall is nearby (10½ miles), and 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 easy access to 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, scheduled to take just over an hour.

Description

The property is a modern end of terrace house with part rendered and part brick elevations under a pitch tiled roof. It has well laid out accommodation over two floors with a front door leading to the entrance hall. A door leads to the kitchen/breakfast room which has a window overlooking the rear garden and French doors opening onto the patio. It is fitted with high and low-level wall units, one of which houses the boiler, as well as a four ring hob and electric oven with extractor fan above. There is an inset stainless steel sink with space and plumbing for a washing machine below. Also off the hallway is the sitting room which has windows to the front and side. The cloakroom comprises an obscured glazed window to the front, WC and handwash basin. There is also a door to the understairs storage cupboard.

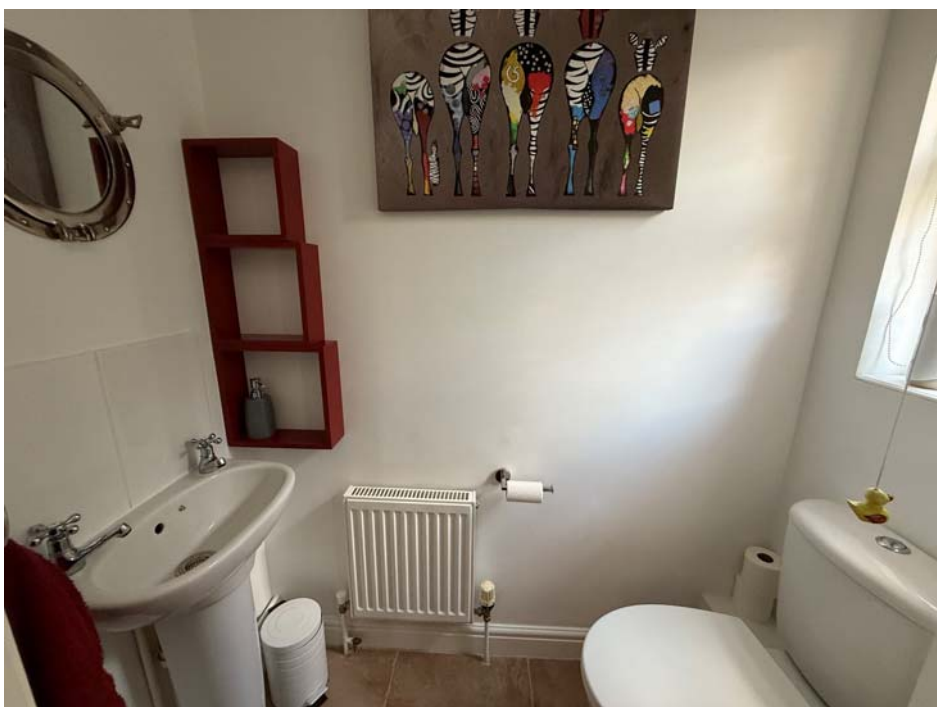
Stairs rise to the first floor landing where a door leads to the principal bedroom which has a window to the side with views of the church. It also benefits from built-in wardrobes and an en-suite which comprises an obscured glazed window to the front, a shower, WC, handwash basin and extractor fan. Bedroom two and three have windows overlooking the rear garden. Bedroom two benefits from a built-in cupboard and has an access hatch to the loft. The bathroom has an obscured glazed window to the side and comprises a panelled bath, WC, handwash basin and extractor fan. Also accessed via the landing is the airing cupboard which houses the hot water cylinder.

The Outside

The rear garden is fully enclosed by both fencing and brick walls. It has an area of patio and gravel. A step rises to an area of lawn which features a raised flowerbed with various trees interspersed. Here there is a door to the garage which has power connected and an up and over door to the front. There is one parking space in front of the garage. The front and side gardens are mainly laid to lawn and are bordered by a hedge.





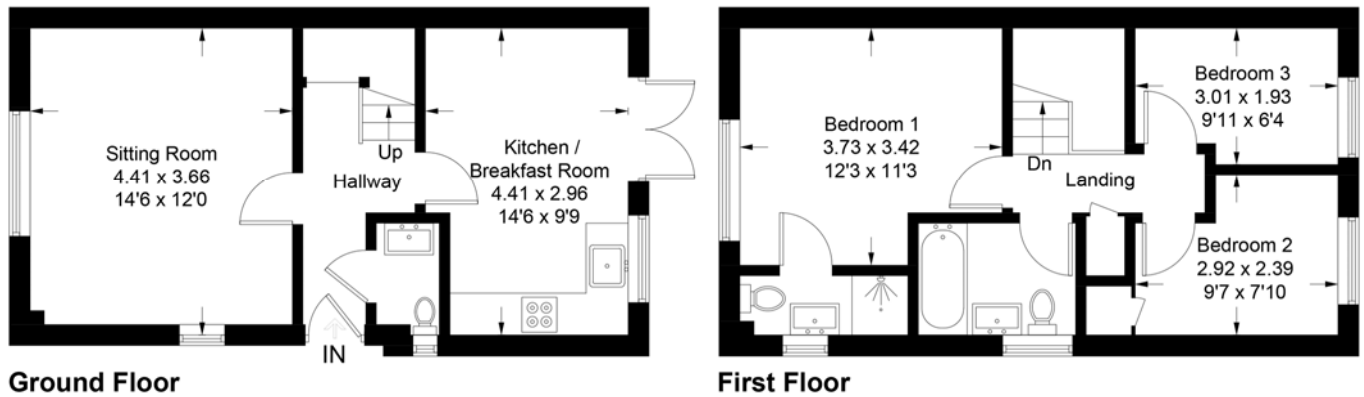






1 Lambert Close, Framlingham

Approximate Gross Internal Area = 74.9 sq m / 806 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage and electricity. Gas-fired central heating system.

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 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.



Directions

From the agents office in Well Close Square, proceed along Station Road. Take the turning on the right onto Brook Lane, opposite the Railway Inn. Take the third turning on the left onto Castle Brooks and continue along this road turning left at the corner and then right onto Lambert Close where number 1 will be found immediately on the left hand side.

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