

*A stunning new three bedroom detached house, forming part of The Langshaw – an exclusive new development of just 9 bespoke properties, by the award winning local developer, Landex New Homes, just a short distance from the centre of the desirable market town of Framlingham.*

Guide Price

£550,000

Freehold

Ref: P7129/1/J

Plot 1 - The Lilac

Saxtead Road

Framlingham

Suffolk

IP13 9RE



**LANDEX**  
new homes

Entrance hall, 17' living room, kitchen/dining room, garden room, utility room and cloakroom.

Master bedroom with en-suite shower room and built-in wardrobes, two further double bedrooms, bathroom and landing storage.

Garage, parking and garden.

Contact Us



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## **Location**

Langshaw Close is located on the western edge of the desirable and ever-popular market town of Framlingham which is perhaps best known for its magnificent castle and the adjoining Mere. The town is also home to a good selection of independent shops and businesses including cafés, restaurants, hairdressers, antique shops, a travel agency and delicatessen. It is also home to the Crown Hotel and a Co-operative supermarket. Away from Market Hill are a number of other businesses providing day-to-day services including pubs, vets, a medical centre and schools. Both Sir Robert Hitcham's Primary School and Thomas Mills High School are highly regarded and within walking distance. There is also Framlingham College, which is served by its preparatory school at Brandeston Hall, some 5 miles away.

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 leisure facilities such as golf in the nearby locations of Woodbridge (12 miles), Aldeburgh (13 miles) and Thorpeness (14). 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). 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**

Langshaw Close is an exclusive new development of just nine new homes which is currently under construction by the well regarded and award winning local developer, Landex New Homes. Landex New Homes was formed in 2006 and has grown from strength to strength in the intervening years becoming known for excellence in their workmanship and finish. There is a dedicated team, with a wealth of knowledge and expertise, who endeavour to produce the highest level of quality in terms of both the houses they build and the service they provide. Landex New Homes are now well recognised for not only being award-winning developers, but for their style and excellence. They pride themselves on providing a finished home, ready for occupation, with an incoming purchaser only having to purchase their window dressings.

The Lilac (Plot 1) is a stunning three bedroom detached house of over 1,400 square feet (133 sqm) with the accommodation comprising an entrance hall, cloakroom, living room with fitted woodburning stove, open plan kitchen and dining room with bi-fold doors opening to the patio, garden room and utility room on the ground floor. On the first floor there is a landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside there will be landscaped gardens to the front and rear, together with a cartlodge and parking space.

The external finish of The Lilac, as depicted in the CGI, will be in the traditional Suffolk vernacular, but complemented with contemporary styling, with a combination of brick and weatherboard elevations set beneath a pantile roof, together with aluminium double glazed windows and external doors in light grey.

Internally, The Lilac will benefit from a high quality kitchens with Quartz worksurfaces and a range of integral appliances. The bathroom and shower rooms will be fitted with high quality Roper Rhodes sanitary ware and Merlyn shower enclosures. Flooring will be provided throughout, with tiling to the hallway, kitchen, cloakroom and bathrooms/en-suite, with carpets within the reception rooms, stairs, landing and bedrooms. The garden will be landscaped with paved patio and pathways, together with turfed gardens and mulched borders. Being newly constructed the property will be extremely energy efficient with a Samsung 5kwh air source heat pump serving the underfloor heating throughout.

The property, which is ready for occupation, will benefit from a 10 year structural warranty, provided by LABC.

## **Reservation**

A reservation deposit of £2,000 will be required. For further conditions on the reservation agreement please speak to the selling agent.

## **Services**

Mains electricity, water and drainage. Samsung air source heat pump serving the underfloor heating system.

## Management Company

The developer will put in place a Management Company to deal with the maintenance and repair of the communal roadway and any landscaped areas. Consequently each property will be obliged to pay an annual service charge to the Management Company for the upkeep of these areas.

## Predicted EPC

Rating = B

## Council Tax

To be assessed.

## Local Authority

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

## Viewing

Strictly by appointment with the agent.



## 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. Please note all measurements are approximate and subject to change during the build process. The CGIs are for illustrative purposes only.

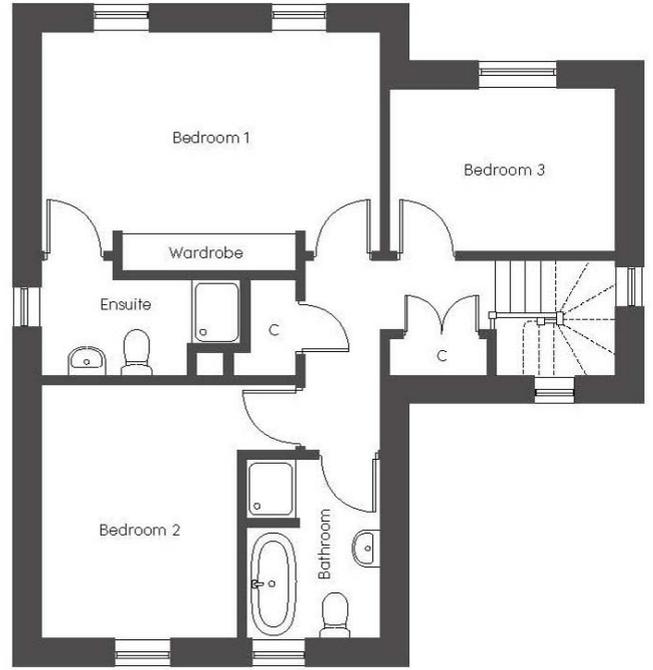
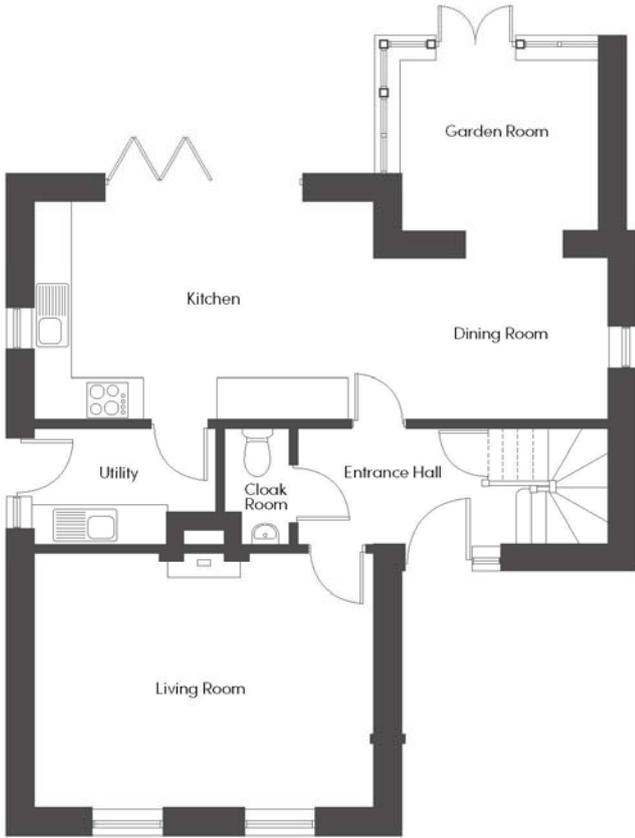
*July 2024*



Indicative Site Plan



Plot 1 - The Lilac - 3 bedroom detached house



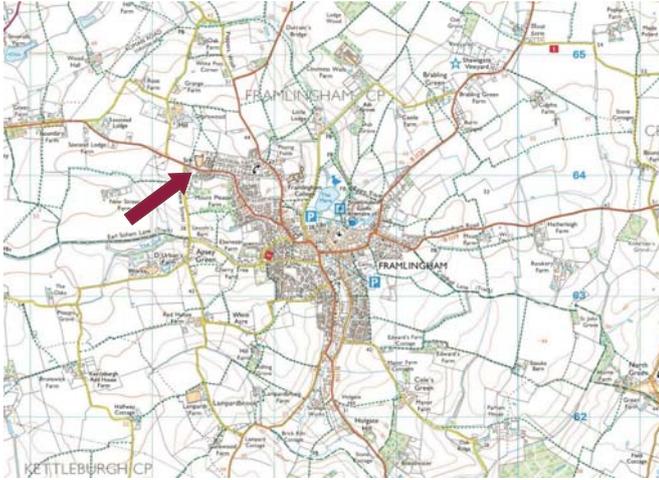
Kitchen/Dining Room	8.66m x 3.38m	28'4 x 11'1
Living Room	5.19m x 3.9m	17' x 12'9
Garden Room	3.03m x 2.608m	9'11 x 8'6
Utility Room	2.79m x 1.78m	9'1 x 5'10
Cloakroom	1.78m x 1m	5'10 x 3'3

Bedroom 1	5.19m x 3.38m	17' x 11'1
Bedroom 2	3.9m x 3.018m	12'9 x 9'9
Bedroom 3	3.39m x 2.51m	11'1 x 8'2
Bathroom	2.759m x 2.073m	9' x 6'9
En-suite	3.078m x 1.48m	10' x 4'10

Indicative Only - all measurements are approximate only  
and are taken from the architect's plans







## Directions

From the Agent's office proceed out of the town on College Road turning left onto Mount Pleasant where signposted to Saxtead. Continue along this road in a westerly direction where Langshaw Close will be found on the left hand side, just opposite Thomas Mills High School.

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