

An exceptionally well appointed four bedroom detached house, situated within an exclusive development of five properties on the edge of the popular town of Framlingham.

Guide Price
£675,000 Freehold
Ref: P7491/B

3 Segrave Place
Framlingham
Suffolk
IP13 9FB



Entrance hall, sitting room, office/dining room/bedroom 4, kitchen/dining room, utility room and cloakroom.
Principal bedroom with en-suite shower room, two further double bedrooms and family bathroom.
Large landscaped garden with garden outbuilding.
Double garage and ample parking.

Contact Us



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Location

3 Segrave Place is located on the outskirts of Framlingham, just a short walk from the amenities of the town. Framlingham is 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, a post office 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, Sir Robert Hitcham's Primary School Thomas Mills High School. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. Framlingham 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 the town into the surrounding countryside, and leisure facilities such as golf in the nearby locations of Cretingham (6 miles), Woodbridge (12 miles) and Aldeburgh (13 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). 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

3 Segrave Place is an exceptionally well appointed and spacious detached house with cladded elevations under a tiled roof. It was constructed approximately eight years ago and is being sold with the remainder of a ten year structural warranty. At the point of purchase from new the current vendors paid extra for substantial enhancements to the property including oak flooring, underfloor heating throughout the ground floor, additional units within the kitchen, upgrades to the shower rooms and fitted wardrobes in the principal bedroom. Outside, extra paving was laid to enlarge the terrace to the side and rear of the property, a concrete base was laid for the garden outbuilding and the property was fully fenced.

The accommodation is spacious and well laid out and comprises a large reception hall with stairs rising to the first floor and understairs cupboard. There are doors off to the dining room/office/bedroom four, which has a bespoke fitted oak unit along the side wall incorporating a pull-out desk. There is also shelving, further storage, internal lighting and bi-fold doors opening to the side terrace. The sitting room is a well proportioned room with bi-fold doors opening onto the rear terrace. It benefits from two sets of media outlets and a lamp circuit. The large kitchen/dining room has windows to the front and French style doors to the rear. It is wonderfully light and streamlined with a matching range of fitted wall and base units arranged around a central island with Quartz worktop incorporating an electric hob with extractor over and a breakfast bar. There are a range of integrated appliances including dishwasher, oven, microwave, steam oven, coffee machine, a warming drawer, fridge/freezer and an additional undercounter larder fridge. Whilst there is a water softener, this will be removed prior to sale. From the kitchen there is a door to the utility room with a further range of wall and base units, space and plumbing for washing machine and tumble dryer and a door to the garden. The ground floor accommodation also includes a cloakroom.

Stairs from the entrance hall rise to the first floor landing, which is spacious and has access to roof space with loft ladder and an airing cupboard. Doors from the landing open to the principal bedroom which benefits from a built-in wardrobe and an en-suite shower room. The accommodation is completed by two further bedrooms and a family bathroom.

Outside the property is approached via a shared driveway leading to the attached double garage and providing ample off-road parking. There are landscaped flower beds and a pathway to the front, and a gated access to the side leading to the rear garden. The rear garden is of an extremely good size and has been carefully designed and maintained by the current vendor. A paved terrace abuts the side and rear elevations of the property. To the side is a garden outbuilding which has power and light connected and, as with the whole property, is alarmed.











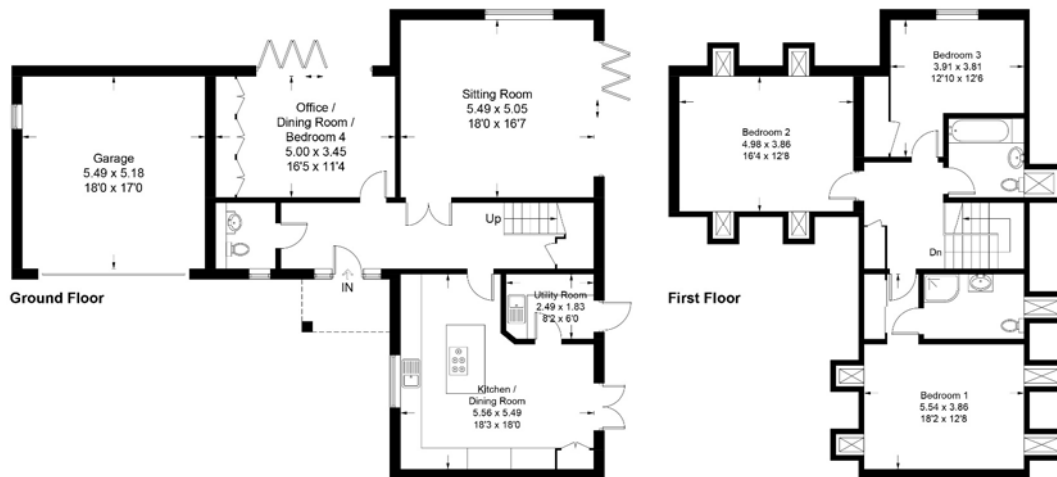






3 Seagrave Place, Framlingham

Approximate Gross Internal Area = 183.8 sq m / 1978 sq ft
Garage = 28.6 sq m / 308 sq ft
Total = 212.4 sq m / 2286 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent.

Services Mains water, electricity and gas connected. Gas-fired central heating. Treatment plant shared between the five properties on Seagrave Place.

Management Company Seagrave Place is a privately maintained road which is owned jointly by the residents, who make up the management company. The residents management company agrees the amount of contribution towards the upkeep of the communal areas, road, lighting and shared treatment plant on a yearly basis. The agreed annual contribution in January 2024 was £200.

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 (85)

Council Tax Band E; £2,623.45 payable per annum 2024/2025

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.

December 2024



Directions

Entering Framlingham on the B1116 from Dennington, Segrave Place can be found on the left hand side before the entrance to Framlingham College.

For those using the What3Words app:
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