

*A well presented three-bedroom detached bungalow situated on the popular Castle Brooks development, a short distance from the centre of the popular market town of Framlingham*

Guide Price  
£390,000 Freehold  
Ref: P6568/B

15 Lambert Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9TE



Entrance hall, sitting room and kitchen/breakfast room.  
Master bedroom with en-suite shower room.  
Two further bedrooms and family bathroom.  
Single garage.  
Driveway providing off-road parking.  
Gardens to front and rear.

Contact Us



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## Location

15 Lambert Close is located just a short distance from the centre of the popular market town of Framlingham. 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, Barclays Bank 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 is highly regarded and Thomas Mills High School is considered one of the best state schools in the East of England. There is also Framlingham College, which is served by its preparatory school, Brandeston Hall, some 5 miles away. In recent years, Framlingham has 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 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

15 Lambert Close is a well-presented detached bungalow with colour washed elevations under a tiled roof. It was built in 2005 and has remained in the same ownership ever since. The property has been well maintained over the years and comprises an entrance hall, sitting room with fireplace and French doors leading out to a rear terrace, kitchen/breakfast room with door to the garden, master bedroom with en-suite shower room, two further bedrooms (with the second bedroom currently being used as a dining room) and a family bathroom. There is a single garage and off-road parking for two to three vehicles. The bungalow benefits from UPVC double-glazing throughout and gas-fired central heating. The property is available with no onward chain.

## The Accommodation

### *The Bungalow*

### Ground Floor

A front door with covered porch opens to the

#### *Entrance Hall*

Window with obscured glazing, radiator, hatch to loft space, built-in cloak cupboard and **airing cupboard** with pre-lagged water cylinder and slatted shelving. Doors lead off to the sitting room, kitchen/breakfast room, three bedrooms and family bathroom.

#### *Sitting Room* 17'0 x 12'2 (5.18m x 3.71m)

Window to side and French doors to garden flanked by windows to side. Feature fireplace with marble surround and wooden mantel over (the fireplace is open and it would be possible to install a gas fire). Radiator.



*Kitchen/Breakfast Room* 17'0 x 8'0 (5.18m x 2.44m)

Window to rear and door to garden. Comprising a matching range of fitted wall, base and display units with rolltop work surface incorporating a one and a half bowl single drainer sink unit with mixer tap over and tiled splashback. Four-ring gas hob with extractor hood over, and high level oven and microwave to side. Space and plumbing for washing machine. Space for fridge freezer and further appliance. Wall-mounted gas-fired boiler, recessed ceiling lights and ceramic tiled floor.



*Master Bedroom* 13'7 x 11'7 (4.14m x 3.53m)

Window to front. Built-in wardrobes with hanging rails and shelving, radiator and door to



*En-suite Shower Room*

Window to side with obscured glazing. Partially tiled and comprising built-in double shower tray with sliding glass door and mains-fed shower, pedestal hand wash basin and close coupled WC. Radiator, recessed lighting, extractor fan and shaver point with light.

*Bedroom Two* 13'8 x 8'5 (4.17m x 2.57m)

Currently used as a dining room, with window to front aspect and radiator.



*Bedroom Three* 11'2 x 8'5 (3.40m x 2.57m)

Window to rear and radiator.



*Family Bathroom*

Window to front with obscured glazing. Partially tiled and comprising panelled bath, close coupled WC and pedestal hand wash basin with shaver point and light above. Recessed lighting, extractor fan and radiator.



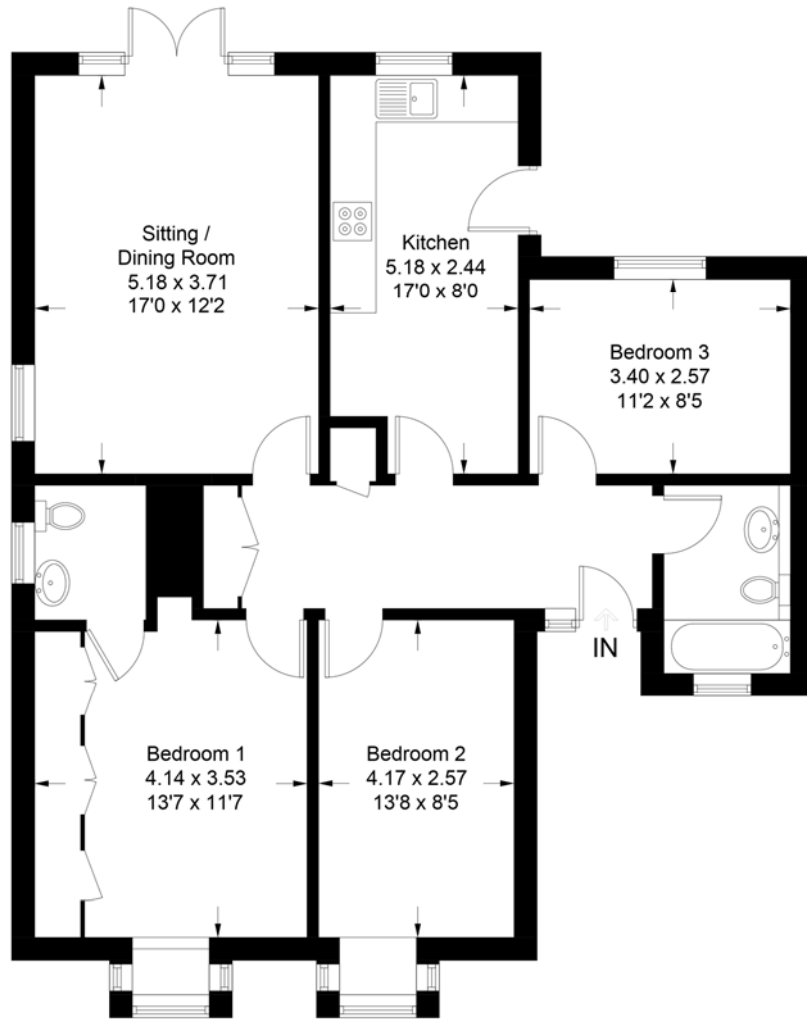
## Outside

From the kitchen, a door leads out to the rear garden where there is a pathway leading from the side of the bungalow to a paved terrace. This abuts the rear of the bungalow and has French doors leading out from the sitting room. The garden is mainly laid to lawn and is enclosed by panelled fencing and hedging. There is gated access to the side which leads to the driveway, which provides off-road parking for several vehicles. There is a **single garage** with a 7ft up-and-over door, power and lighting, windows to side and personnel door leading to garden.



## 15 Lambert Close, Framlingham

Approximate Gross Internal Area = 87.8 sq m / 945 sq ft



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**Viewing** Strictly by appointment with the agent. No more than two related viewers will be admitted to the property and assurances must be provided that neither party has Covid-19 symptoms. Viewers must bring with them appropriate PPE (mask) and sanitise accordingly.

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

**EPC Rating** C

**Council Tax** Band D; £1,842.94 payable per annum 2020/2021.

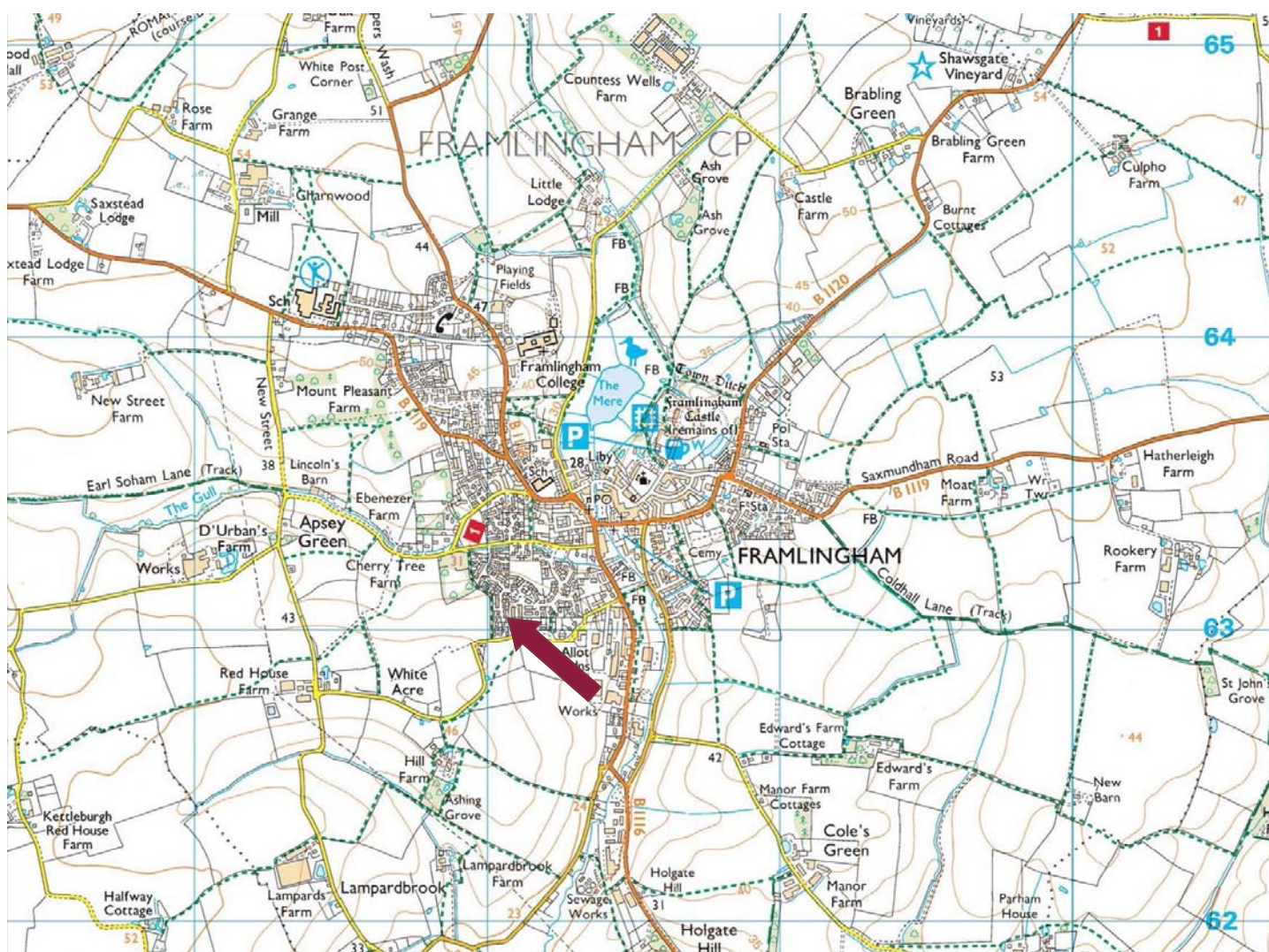
**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

### NOTES

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## Directions

From the agent's office in Well Close Square, head eastbound along Station Road and turn right opposite The Railway pub onto Brook Lane. Take the second turning onto Castle Brooks. Continue along this road where Lambert Close can be found on the right hand side. The property is located at the top of the road on the left hand side, identified by a Clarke and Simpson 'For Sale' board.



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