

*A spacious modern, two-bedroom, two bathroom, detached coach house with garage, a short walk from the town centre.*

Rent £900 pcm  
Ref: R2529

7 Campbell Close  
Framlingham  
Woodbridge  
Suffolk IP13 9PL



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Entrance hall and open plan kitchen/living/dining area.  
Principal bedroom with en-suite shower room.  
Further double bedroom and family bathroom.  
Single garage and off-road parking.

Contact Us



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## Location

7 Campbell Close is located in the popular market town of Framlingham, opposite Thomas Mills High School and just a short distance from the doctors surgery, Sir Robert Hitcham's CEVA Primary School & Nursery, and Framlingham College. There is a good selection of independent shops and businesses within the town 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.

## The Accommodation

### Ground Floor

The front door opens to the

#### *Entrance Hall*

Wall-mounted radiator, coat hooks and stairs that rise to the

### First Floor

#### *Landing*

With skylight to rear, access to loft and study area. Built-in cupboard housing the pressurised water cylinder and slatted shelving. Further storage cupboard with shelving above. Doors lead to the principal bedroom, family bathroom and

#### *Kitchen/Living/Dining Area 22'7 x 16'10 (6.88m x 5.13m)*

An open plan space with dormer window to front, and further dormer window and skylight to rear. Living/dining area with wall-mounted radiator and laminate flooring. Kitchen area with tiled flooring and a matching range of fitted wall and base units with rolltop work surface incorporating a one and half bowl single-drainer sink unit with mixer tap over and tiled splashback. Space and plumbing for dishwasher and washing machine. Four-ring gas hob with electric oven and grill under, and stainless steel extractor hood over. Further extractor fan and kickboard heater. Space for appliances.



**Bedroom One** 11'0 x 10'9 (3.35m x 3.28m)

Dormer window to front, wall-mounted radiator and built-in double wardrobe with hanging rail and shelf above. Door to

**En-suite**

Built-in double shower tray with tiled surround, mains-fed shower over and glass sliding doors. Wall-hung basin with mixer tap over, tiled splashback and mirror-front cupboard above with shaver point to side. Close-coupled WC. Extractor fan and wall-mounted radiator.

**Bedroom Two** 11'0 x 7'5 (3.35m x 2.26m)

A further double bedroom with dormer window to front and wall-mounted radiator. Built-in cupboard over the stairs with hanging rail.

**Family Bathroom**

Dormer window to rear with obscured glazing. Panelled bath with mixer tap over, hand-held shower attachment, tiled surround and shelf behind. Close-coupled WC and wall-hung basin with mixer tap over and tiled surround. Shaver point and wall-mounted radiator.



**Outside**

The property is approached to the rear via a shared access road, which leads to the private driveway and **single garage** underneath the property. A path leads from here to the front door. The garage is the first on the left as you look at the property. It has a 7'0 up-and-over door to the front with power and light connected. Within the garage is a recessed area under the stairs for further storage, as well as a tap. To the front of the property is a small open plan area laid to grass.

**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>

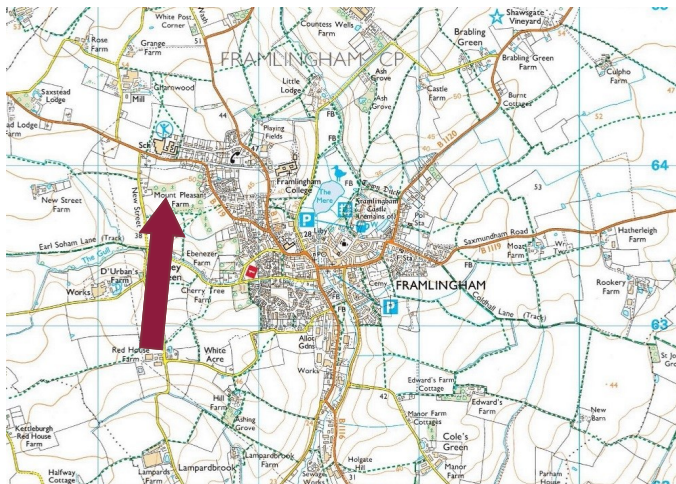
**Council Tax** Band B; £1,747.60 payable per annum 2025/2026

**Local Authority** East Suffolk Council

**Viewing** Strictly by appointment with the agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **August 2025**





## Directions

From the agent's office in Well Close Square, head up College Road and take the second left hand turning onto Mount Pleasant. Continue up the hill and along Saxtead Road towards the high school. Turn left onto Briscoe Way, which can be found on the left opposite Thomas Mills High School. Take the next left onto Campbell Close. A short way along on the left is the turning onto the shared driveway that leads to Number 7.

For those using the What3Words app: /// cookie.long.brighter



## 7 Campbell Close, Framlingham

Approximate Gross Internal Area = 153.3 sq m / 1650 sq ft (Including Garages)

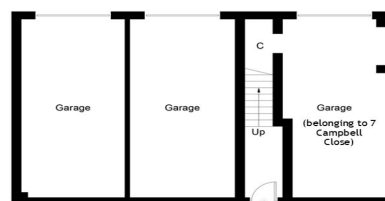
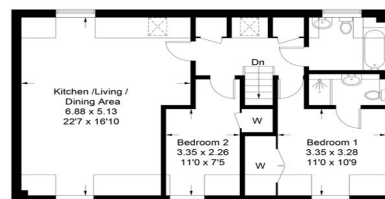


Illustration for identification purposes only, measurements are approximate, not to scale. floorplans.co.uk © (2006/07/21)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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