

A two bedroom detached bungalow situated in a quiet residential development only a short walk from the popular historic town of Framlingham

Rent £1,150 p.c.m
Ref: R2542

26 Danforth Drive
Framlingham
Woodbridge
Suffolk
IP13 9HH



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

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 621200

And The London Office
40 St James Street
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

26 Danforth Drive is in a quiet residential area and within walking distance of the busy Market Square of Framlingham. This historic town is best known for its fine Medieval Castle and offers a wide variety of shops, businesses and cafes, which includes a Co-op supermarket. The town also boasts a wide range of pubs, restaurants and also a doctor's surgery, veterinary practice, pharmacy, library and banks. There are also excellent schools in both the state and private sector.

The town of Woodbridge, lying on the banks of the River Deben, is about 15 miles to the south and offers a further choice of shopping and schooling facilities as well as recreational pursuits including sailing on the River Deben, golfing and excellent walks. The Heritage Coast at Aldeburgh is about 15 miles to the east and offers a further choice of recreational facilities. The County Town of Ipswich, about 20 miles, benefits from Inter City rail links to London's Liverpool Street station which take just over the hour.

The Accommodation

Ground Floor

The property is entered through a double glazed door to the

Entrance Hall

With radiator

Doors from the entrance hallway lead to the

Sitting/Dining Room 19'1" x 10'9" (5.82m x 3.28m)

A spacious room with double-glazed window overlooking the garden. Gas fire and radiator. A door leads through into the

Kitchen 9'1" x 8'2" (2.77m x 2.49m)

With wall and base units and work surface. Inset 1.5 bowl sink with drainer and tiled splashback. Storage/larder cupboard. Space for appliances. Radiator. Double glazed door leading out to the rear garden.



Bedroom One 11'3" x 10'0" (3.43m x 3.07m)

Large double glazed bay window to the front elevation. Radiator.

Bedroom Two 8'7" x 10'0" (2.62m x 3.07m)

A large double glazed bay window to the front elevation. Radiator.

Bathroom

A grey suite comprising of a bath, W.C and wash hand basin. Airing cupboard, radiator and obscure glazed window.



Outside

To the front of the property is laid to lawn with mature shrubs, driveway park and garage. A side path leads to the gate and rear garden which has a patio area, lawn and mature borders. There is also a door giving rear access into the garage. The **garage** had power and light.

Services Mains electricity, gas water and drainage

Council Tax Band C; £1,997.25 payable 2025/2026

Local Authority East Suffolk

Viewings Strictly by appointment with the Agent.

Broadband To check the broadband coverage available in the area click this link –

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link –

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

September 2025



Directions

From the agents office on Well Close Square, proceed up College Road and take the second road on the left hand side, Mount Pleasant. At the top of the hill bear round to the right where Danforth Drive will be found on the right. Proceed into the close where number 26 will be found a short way along on the right hand side.

For those using What3words app:
///boil.defeated.summit



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

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