

*A newly refurbished two bedroom  
semi-detached bungalow situated in a  
quiet residential development in the  
popular town of Framlingham*

Rent £995 p.c.m  
Ref: R2079

14 Lambert Close  
Framlingham  
Woodbridge  
Suffolk  
IP13 9TE



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

Contact Us



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## Location

14 Lambert Close is situated in a quiet and popular residential development and is only a short walk from the centre of the historic town centre of Framlingham. Having been recently improved and updated.

The town is best known locally for its fine Medieval Castle and offers a good choice of schooling in both the state and private sectors. The town also benefits from an excellent variety of shops, a Co-op Supermarket, a medical centre, public houses and restaurants.

The popular coastal town of Aldeburgh and the Snape Maltings Concert Hall, home to the Aldeburgh Festival, are within easy reach, some twelve miles to the east. The A12, which lies just five miles to the south, provides a direct link to Woodbridge, the county town of Ipswich and beyond to London, Cambridge and the Midlands (via the A14). Direct and branch line rail services run to London's Liverpool Street Station, via Ipswich from Campsea Ash, which is situated just beyond Wickham Market.

## Ground Floor

### The Accommodation

A part glazed front door flanked by window to side opens into the

#### *Entrance Hallway*

Fitted coat cupboard and boiler cupboard housing the gas-fired Baxi combi-boiler with slatted shelving. Radiator and doors leading off to

#### *Sitting Room* 15'3 x 9'9 (4.65m x 2.97m)

A light room with patio doors through to the conservatory. TV aerial socket, radiators and door through to the

#### *Kitchen* 7'0 x 5'8 (2.13m x 1.73m)

A brand new fitted kitchen with wall, base and drawer units. Work surface with inset stainless steel sink with mixer tap and drinking water tap. Tiled splashback surround. Integrated fridge-freezer, integrated washer-dryer. Neff electric oven with Neff induction hob and extractor hood over. Inset spotlights. Window to front elevation overlooking the garden.

Patio doors from the sitting room lead into the

#### *Conservatory* 11'4 x 8'2 (3.45m x 2.49m)

Of UPVC construction on a brick plinth, with ceramic tiled flooring and fitted blinds. French doors to side leading out to the garden.





Further doors off the entrance hallway lead to

***Bedroom One*** 12'11 x 8'5 (3.94m x 2.57m)

A good-size double bedroom with window to front and views towards the adjoining fields. Built-in double wardrobe with hanging rail and shelving. Radiator.

***Bedroom Two*** 11'0 x 7'0 (3.35m x 2.13m)

A single bedroom or good-size study with window to front and radiator.

***Shower Room***

A newly refurbished shower room with glass door shower cubicle, vanity sink with double drawers under. Low-level flush WC, built-in cupboard. Large light up mirror over the sink. Inset spotlights, heated towel rail and extractor fan. Obscure glazed window.



***Outside***

14 Lambert close is situated at the end of a no-through road. The front of the property is approached via a shared pathway which lead to the front door. There is an area of lawn to the front and a pathway to the side. A gate to the side leads to the rear garden, which is laid to lawn and enclosed by close boarded fencing and a redbrick wall. This area is charming and well maintained with an abundance of flower and shrubs borders. There is a timber shed, an outside power socket, outside tap, and outside lights to the front and rear of the property.

A pathway leads to a gate to the rear which gives access to the parking and garage, accessed directly from Lambert Close. The garage has an up-and-over door, power and light connected, with one parking space in front.

***Services*** Mains water, electricity, gas and drainage connected. Gas fired central heating.

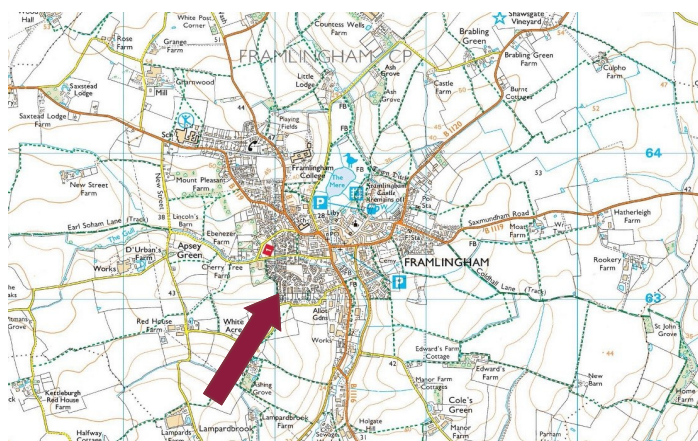
***Broadband:*** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

***Mobile Phone:*** To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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

***Local Authority*** East Suffolk Council





## Directions

From Station Road, turn right into Brook Lane and take the third turning on the left into Castle Brooks. Continue up to the top of Castle Brooks, turning right into Lambert Close. Proceed to the end of the close and the rear of the property can be found on the right hand side and where a pathway leads to the front of Number 14. When using the What3words app// ities.otter.strain



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.**

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