



## 21 Ashwell Avenue, Framlingham

£400,000 Freehold

Guide Price £400,000 - £425,000. Designed with family living in mind, this home offers generous space, thoughtful touches, and a layout that supports busy routines and relaxed moments alike. The open-plan kitchen-diner flows into the garden, giving children room to play while meals come together and conversations carry on with ease. The sitting room offers a calm and comfortable hub for the household, while upstairs, four well-sized bedrooms ensure everyone has their own space to recharge. An ensuite in the main bedroom and a separate family bathroom help mornings run smoothly, even on the busiest days. Outside, the enclosed garden provides a safe and private area for outdoor fun, from weekend barbecues to after-school play. With practical features like a garage, driveway parking, and proximity to local schools and amenities, it's a home that works hard for family life—without ever feeling like hard work.



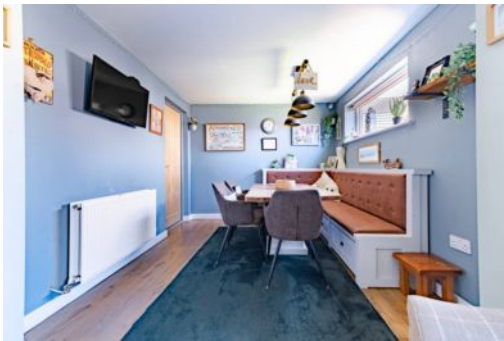
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### **The Location**

Located on a quiet residential road within one of Framlingham's newer and well-maintained developments, Ashwell Avenue offers a prime address just a short, walk to town's historic centre. Framlingham itself balances charm and convenience with ease, offering everything from bakeries and independent shops to a Co-op supermarket, post office, and GP surgery—all within a short distance.

The town is also home to popular cafes, a twice-weekly market, and the renowned Station Hotel for casual dining and social gatherings. The iconic castle, open green spaces, and well-kept footpaths lend a distinctive character to daily life, while strong schooling options, including Thomas Mills High and Framlingham College, add long-term appeal. With thoughtful infrastructure and a welcoming community feel, this address supports a well-paced, modern lifestyle with everyday comforts close to home.

### **Ashwell Avenue, Framlingham**

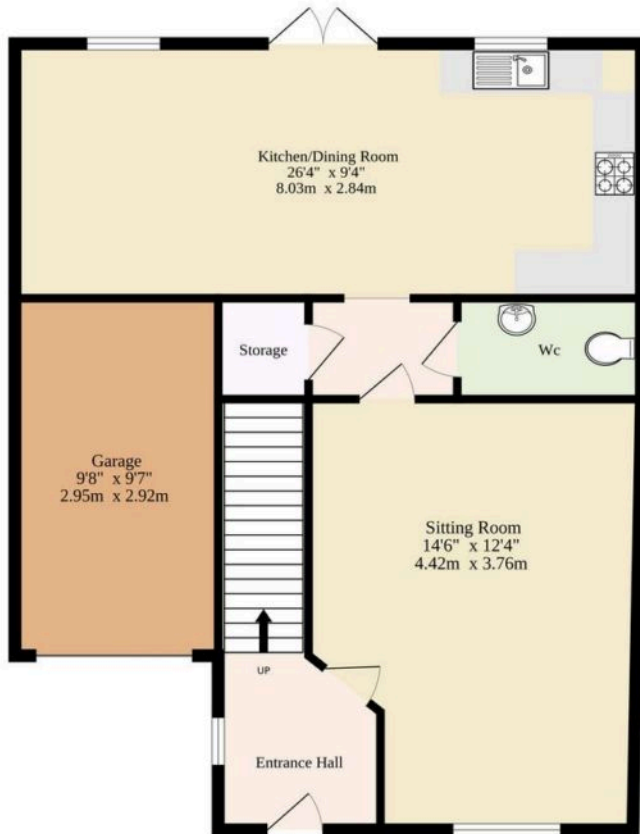
Approaching this home, the first feature to greet you is the impressive brickweave driveway, offering ample space for off-road parking, complemented by an electric car charging point for modern convenience. The integral garage provides direct access to the home, ensuring that you can conveniently store your vehicle and have easy access to the home's interior.

Council Tax band: D

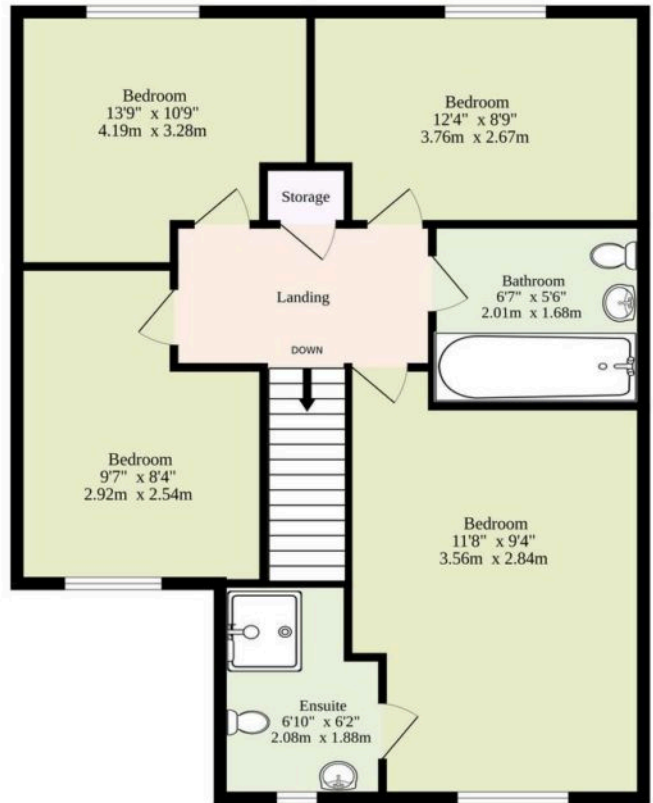
Tenure: Freehold



Ground Floor  
626 sq.ft. (58.2 sq.m.) approx.



1st Floor  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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