



27 Baines Way, Framlingham

Woodbridge

Minors & Brady

27 Baines Way

Framlingham, Woodbridge

Set in the heart of the charming market town of Framlingham, this three-storey end-terrace home captures the essence of modern family living. Built in 2020, it combines contemporary design with everyday practicality, all within walking distance of local shops, cafés, and the town's historic attractions. Inside, the home unfolds beautifully, from a welcoming entrance hall and a well-equipped kitchen with integrated appliances, to a bright, spacious sitting room that opens onto a private garden, perfect for relaxing or entertaining. With three bedrooms, including a top-floor principal suite with en-suite, a study area, and a modern family bathroom, this home offers space and flexibility to suit a variety of lifestyles. Complete with a detached garage and off-road parking, it's an ideal choice for those seeking comfort and convenience, in a sought-after Suffolk setting.

Agents note

Freehold

Estate maintenance charge - £242.54 p/a



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- Three-storey end-terrace residence positioned in the beautiful town of Framlingham
- Built in 2020 with remaining NHBC guarantee
- Ideal family home showcasing spacious and flexible accommodation that can easily adapt to your preferences and style
- Walking distance into the town centre, offering a wide range of amenities
- Kitchen equipped with quality cabinetry, an integrated oven, a dishwasher, a built-in fridge/freezer, washing machine and a breakfast bar
- Spacious, light-filled sitting room featuring French doors, inviting relaxation and entertaining
- Three bedrooms, a private en-suite and a modern family bathroom
- A private, low-maintenance garden with a patio for seating arrangements, shingled beds with shrubbery and a maintained lawn
- A detached garage for storage options and off-road parking



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Location

Baines Way is a quiet, modern residential street located on the edge of the picturesque market town of Framlingham, in Suffolk. The area offers a peaceful setting within easy walking distance of the town's historic centre, known for its iconic Framlingham Castle, weekly market, and range of independent shops, cafés, and local services. Everyday essentials can be found nearby, including a Co-op supermarket, pharmacy, bakery, post office, and several convenience stores, while a mix of boutiques and small eateries gives the town centre a friendly, community feel.

Families are well served by excellent local education options: Sir Robert Hitcham's Church of England Primary School is within walking distance, Thomas Mills High School offers respected secondary and sixth-form education, and the renowned Framlingham College provides independent schooling from prep to sixth form.

Transport links are good for a rural market town. Regular bus services connect Framlingham to Saxmundham, Wickham Market, Woodbridge, and Ipswich, while the nearest railway stations, at Wickham Market and Saxmundham, provide connections to the East Suffolk Line and on to London Liverpool Street via Ipswich. The town also has good road links via the B1116, B1119, and A1120, with the A12 only a short drive away.



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This beautifully presented three-storey end-terrace residence is perfectly positioned in the picturesque market town of Framlingham, celebrated for its rich history, charming streets, and welcoming community. Built in 2020, the home benefits from the remaining NHBC guarantee, offering modern comforts and peace of mind in equal measure. Its enviable location places you within walking distance of Framlingham's vibrant town centre, where you'll find a variety of shops, cafés, restaurants, and everyday amenities, ideal for those seeking both convenience and a relaxed Suffolk lifestyle.

Step inside to a welcoming entrance hall, complete with useful storage and a ground-floor WC, setting the tone for a home that balances practicality with contemporary style. The kitchen is thoughtfully designed with quality cabinetry, integrated appliances including an oven, dishwasher, built-in fridge/freezer, and washing machine, as well as a breakfast bar, a perfect spot for morning coffee or casual family meals.

At the heart of the home lies a spacious, light-filled sitting room, where French doors open out to the garden, creating a natural flow between indoor and outdoor living. It's a space designed for both relaxation and entertaining, offering warmth and versatility throughout the seasons.



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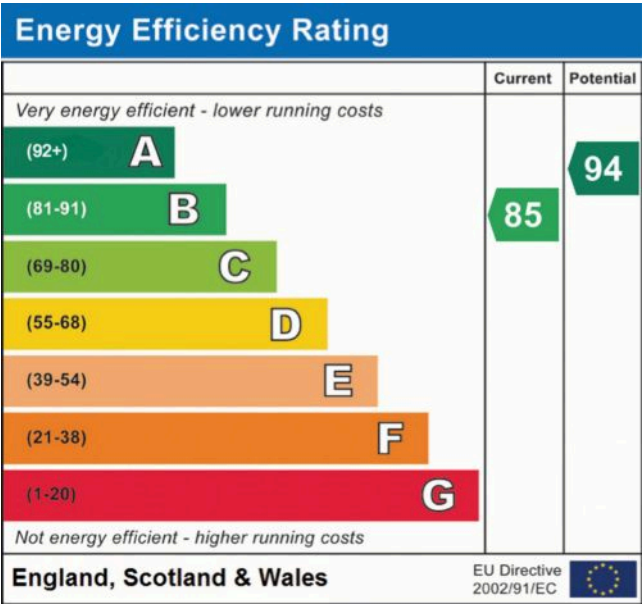
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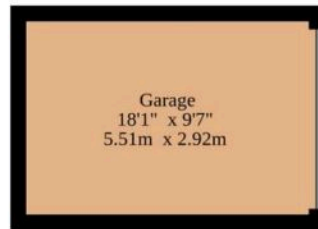
On the first floor, two comfortable bedrooms provide ample accommodation for family members or guests, one featuring built-in wardrobes for added storage. These are served by a modern family bathroom, finished with contemporary fittings and a calming neutral palette. A small study area on this floor offers a quiet corner for remote work or reading, with stairs leading to the second-floor principal bedroom. The principal suite is a true retreat, spanning the top floor with generous proportions, built-in storage potential, and a private en-suite, creating a peaceful and private space away from the main living areas.

Outside, the private rear garden offers a low-maintenance escape with a patio area perfect for seating and summer dining, shingled beds with shrubbery, and a well-kept lawn that provides a pleasant backdrop year-round. Completing the picture is a detached garage for additional storage and off-road parking, adding further convenience to this well-appointed home.

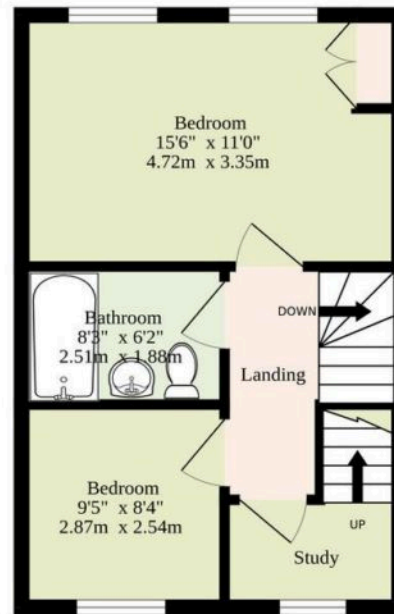
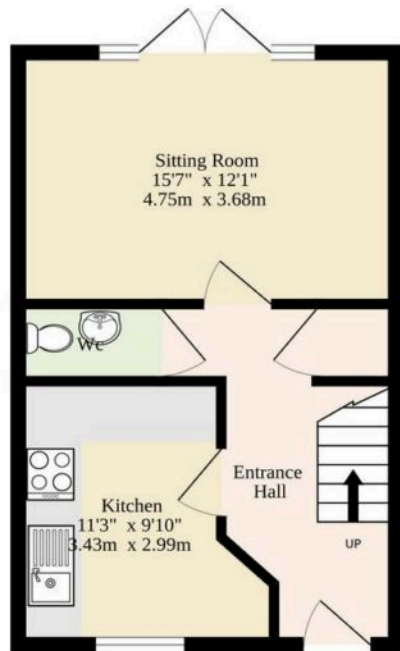
Blending modern design with comfortable family living, this Framlingham property presents a wonderful opportunity for those looking to enjoy a balanced lifestyle, where modern comforts meet the charm and community spirit of one of Suffolk's most sought-after towns.



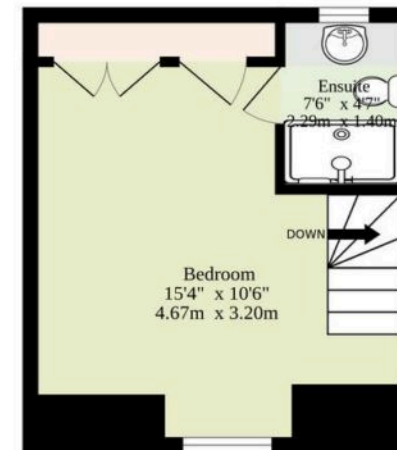
Ground Floor
488 sq.ft. (45.3 sq.m.) approx.



1st Floor
337 sq.ft. (31.3 sq.m.) approx.



2nd Floor
198 sq.ft. (18.4 sq.m.) approx.



Sqft Includes The Garage

TOTAL FLOOR AREA : 1023 sq.ft. (95.0 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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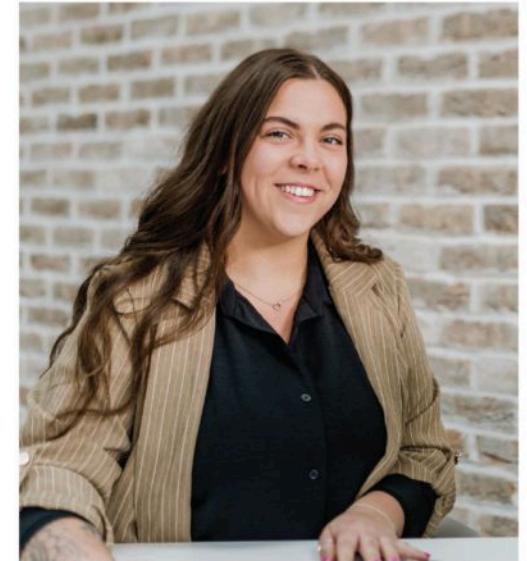
Dreaming of this home? Let's make it a reality



Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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