



4 Coopers Close, Framlingham

Woodbridge



Minors & Brady



## 4 Coopers Close

Quietly positioned and deceptively spacious, this modern home offers far more than first impressions suggest. Designed with everyday living in mind, the layout flows effortlessly across two floors and is filled with natural light throughout. At the heart of the property is a sociable kitchen/dining room that opens directly onto the garden, creating an ideal setting for entertaining or relaxed family life. The principal bedroom enjoys the added luxury of an en-suite, while two further bedrooms provide flexibility for guests, home working, or growing families. Outside, the south-facing garden offers a private and low-maintenance space to enjoy the sun. Practical benefits include a garage, an allocated parking space, and modern services throughout. With the reassurance of remaining NHBC cover, this is a home that combines comfort, style, and peace of mind in equal measure.

- Modern, thoughtfully designed home built within the last five years
- Over 900 sq. ft of bright, well-balanced accommodation arranged over two floors
- Contemporary kitchen/dining room forming the heart of the home, with French doors opening onto the garden
- Fully enclosed, south-facing rear garden with a patio area ideal for outdoor dining and entertaining
- Spacious principal bedroom benefiting from a private en-suite shower room
- Two further well-proportioned bedrooms offering flexibility for family living, guests, or home office use
- Presented in excellent decorative order, ready for immediate occupation
- Single garage positioned nearby, complemented by an allocated parking space
- Gas-fired combination boiler providing efficient central heating and hot water



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# 4 Coopers Close

## Framlingham, Woodbridge

### The Location

Cooper Close 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.

Healthcare needs are met by Framlingham Surgery, which offers general medical services, while dental and optician practices are located in the town. For wider healthcare or hospital facilities, residents typically travel to Ipswich or Woodbridge.

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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Framlingham, Woodbridge

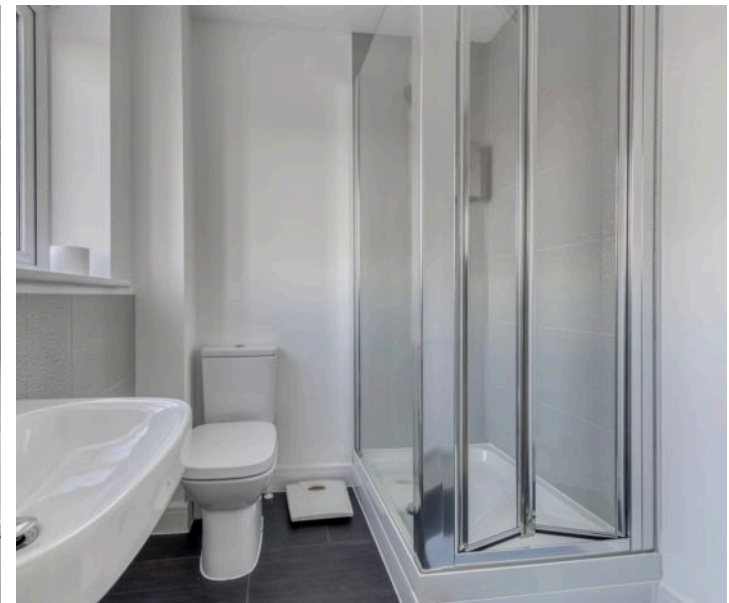
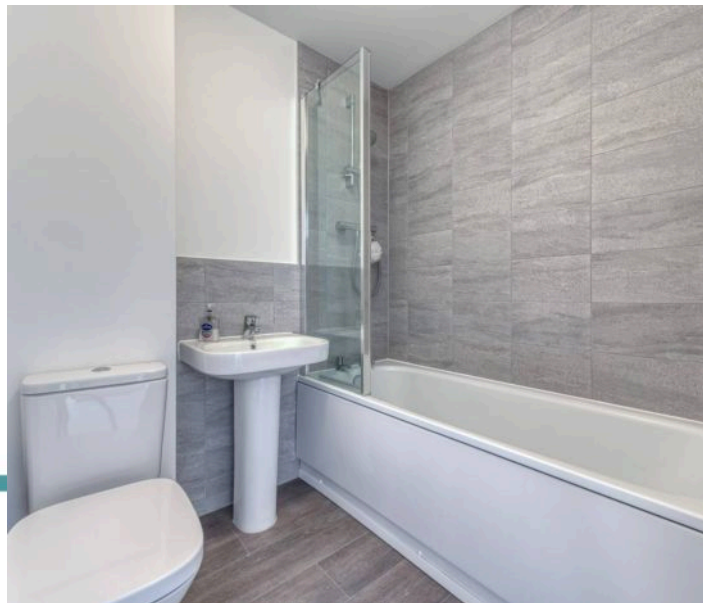
### Coopers Close, Framlingham

This attractive modern home was built approximately five years ago and offers well-balanced, contemporary accommodation arranged over two floors. The property is presented in excellent decorative order throughout and benefits from a bright, well-planned layout that makes the most of the available space. In total, the accommodation extends to over 900 sq. ft, making it ideal for a range of buyers including families, professionals, or those seeking a low-maintenance home.

The ground floor comprises a welcoming entrance hall leading to a comfortable sitting room, a convenient cloakroom, and a stylish, well-equipped kitchen/dining room positioned at the rear of the property.

This space is particularly appealing, with French doors opening directly onto the rear garden, creating a natural flow between indoor and outdoor living and making it perfect for both everyday use and entertaining.

On the first floor, the principal bedroom benefits from its own en-suite shower room, providing a private and comfortable retreat. There are two further well-proportioned bedrooms, along with a modern family bathroom, all finished to a high standard and filled with natural light.



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Outside, the property is approached via a shared paved walkway, with a small area of garden to the front. To the side, gated access leads to the fully enclosed, south-facing rear garden, which features a patio area ideal for outdoor seating and can be accessed directly from the kitchen/dining room.

A single garage and an allocated parking space are located a short distance away within a shared block.

As a recently constructed home, the property is sold with the remainder of its 10-year NHBC warranty, offering reassurance to the next owner. Mains water, gas, electricity, and drainage are connected, with a gas-fired combination boiler serving the central heating and hot water systems.

### Agents Note

Sold Freehold

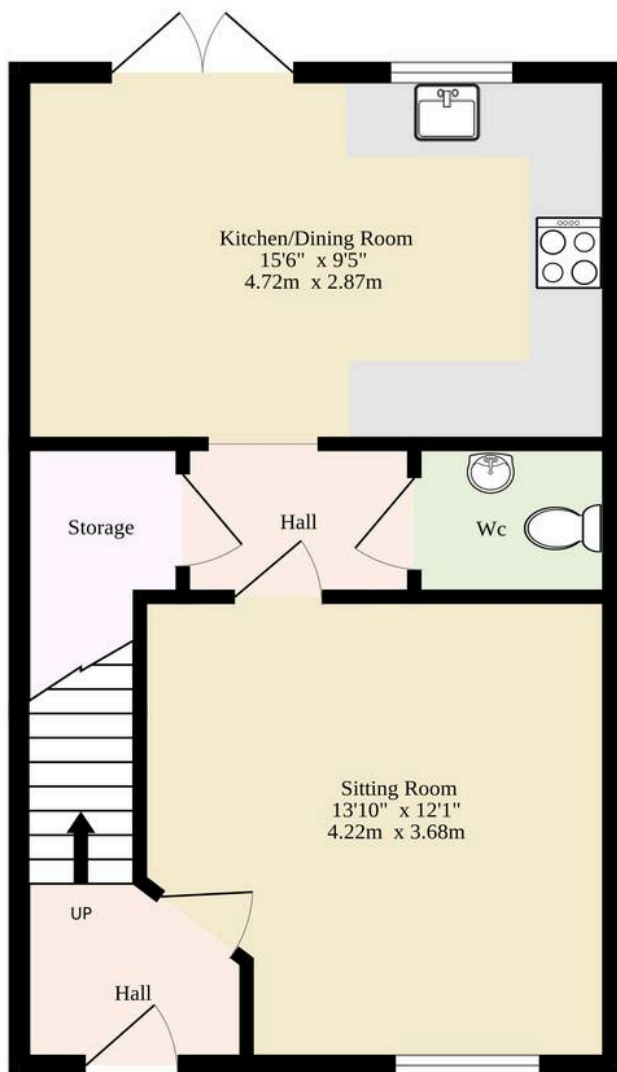
Connected to all mains services.

Maintenance: £207 paid annually to Norwich Residential Management

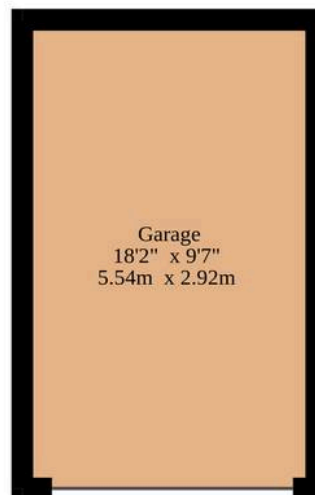
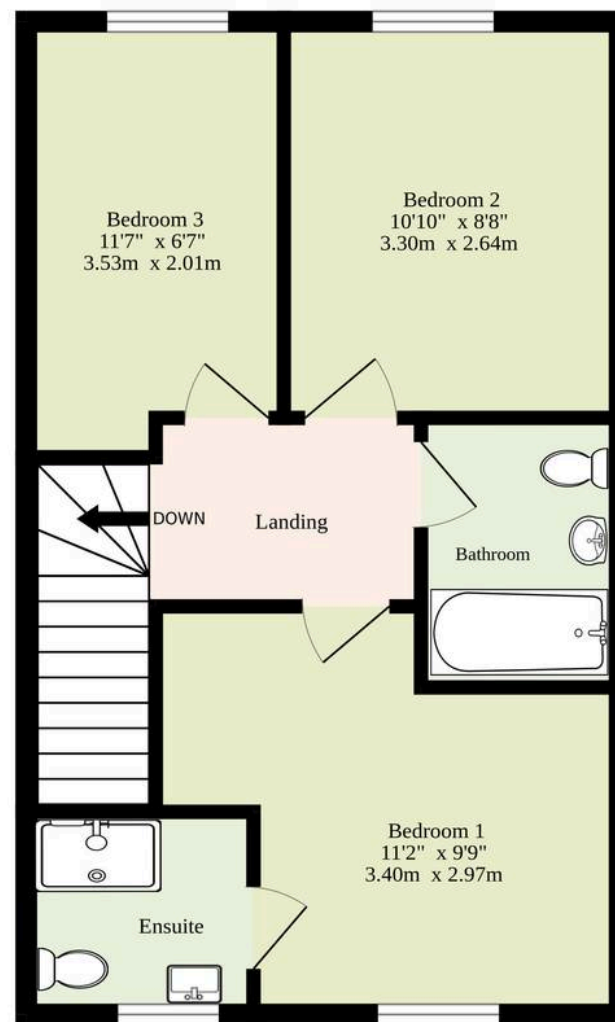


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Ground Floor  
582 sq.ft. (54.1 sq.m.) approx.



1st Floor  
395 sq.ft. (36.7 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 977 sq.ft. (90.8 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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