



2 Norton Way, Framlingham

Woodbridge



Minors & Brady

2 Norton Way

Framlingham, Woodbridge

50% shared ownership, this detached Framlingham home offers an ideal opportunity for first-time buyers to step onto the property ladder. Positioned overlooking a green and close to local amenities, the property features light-filled living spaces, including a reception room and a garden room that opens onto a south-facing, low-maintenance garden, perfect for relaxing or entertaining. Upstairs, three bedrooms provide comfort and privacy, while off-road parking and practical storage complete a home designed for everyday living with ease and style.

Agents Notes

Freehold

50% shared ownership.

Management company: Hastoe Housing Association.

Heating system: Heat pump.

Please note: This property is being offered under a shared ownership scheme. Eligibility is subject to meeting a specific qualification criteria. Please call our Diss office for further information.



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2 Norton Way

Framlingham, Woodbridge

- 50% shared ownership
- Detached residence positioned in the Suffolk market town of Framlingham, overlooking a green, within easy reach of a wide range of essential amenities
- Suitable option for first-time buyers looking to step onto the property ladder
- Kitchen is fitted with modern cabinetry, a freestanding oven, areas for your own appliances and space for a breakfast table, with access into the garden room
- Light-filled garden room that extends the reception space, with skylights and French doors, opening out to the private garden
- A spacious reception room for showcasing comfortable furniture and a dining set-up, inviting relaxation and entertaining
- Three bedrooms offering comfort and privacy, one with a built-in wardrobe, another with a bay-window
- Family bathroom comprising of a classic three-piece suite
- A private, south-facing garden that is predominately paved for low-maintenance, bordered by established shrubbery and a summerhouse/storage shed
- A driveway providing off-road parking



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2 Norton Way

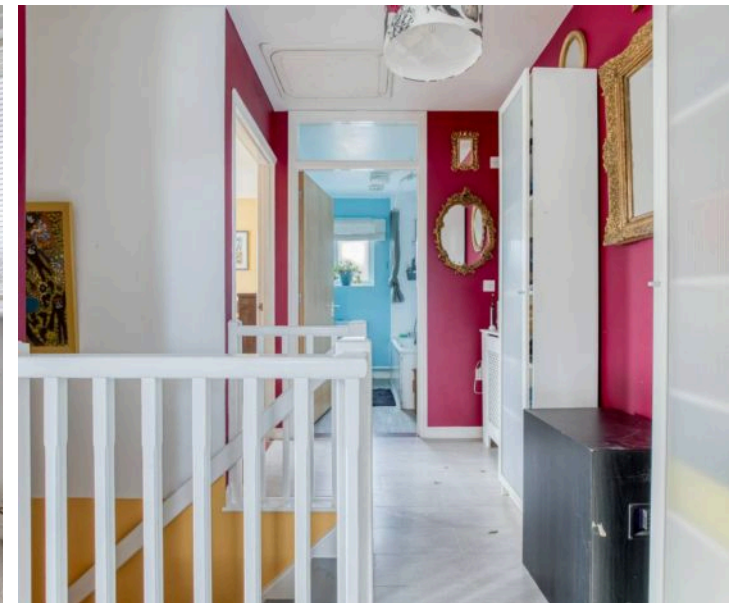
Framlingham, Woodbridge

Location

Norton Way is a quiet residential street on the western side of Framlingham, a market town in Suffolk known for its historic castle and close-knit community. The street is within easy walking distance of the town centre, where residents can access a mix of independent shops, cafés, traditional pubs, and essential services along Market Hill, Church Street, and Bridge Street. Daily conveniences include a local supermarket, a pharmacy, a post office, and bakeries, while boutique stores and specialty food shops add character to the town centre.

For families, schooling is nearby: Framlingham Sir Robert Hitcham's Church of England Primary School lies just a short walk from Norton Way, while Thomas Mills High School & Sixth Form and Framlingham College serve older students within a few minutes' drive. The town also offers community amenities such as the library, sports clubs, and recreational green spaces, providing a balanced, family-friendly environment.

Transport options reflect Framlingham's rural setting. Bus services connect the town with Ipswich, Woodbridge, and surrounding villages, while the nearest train station at Wickham Market on the East Suffolk Line is about 6-7 miles away, making rail travel accessible with a short drive. Residents often combine local walking routes and quiet lanes with car journeys for longer trips, blending convenience with the slower pace of a market town.



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2 Norton Way

Framlingham, Woodbridge

Positioned in the Suffolk market town of Framlingham, this detached home overlooks a green and is within easy reach of a wide range of local amenities. A practical option for first-time buyers, it offers 50% shared ownership and a straightforward step onto the property ladder.

The entrance hall is bright and welcoming, with a convenient ground-floor WC. The kitchen is fitted with modern cabinetry, a freestanding oven, space for your own appliances, and a breakfast area, with direct access into the garden room. This light-filled garden room extends the reception space, featuring skylights and French doors that open onto the private garden.


A spacious reception room offers flexible space for both relaxation and entertaining, accommodating seating and dining arrangements with ease. Upstairs, three bedrooms provide comfort and privacy, including one with a built-in wardrobe and another with a bay window. The family bathroom comprises a classic three-piece suite, including a bathtub.

Outside, the south-facing garden is predominantly paved for low-maintenance living, bordered by established shrubbery, and includes a summerhouse or storage shed.

At the front of the residence is a driveway providing off-road parking for two vehicles.

This home combines practical living with versatile space in a well-connected market town setting.



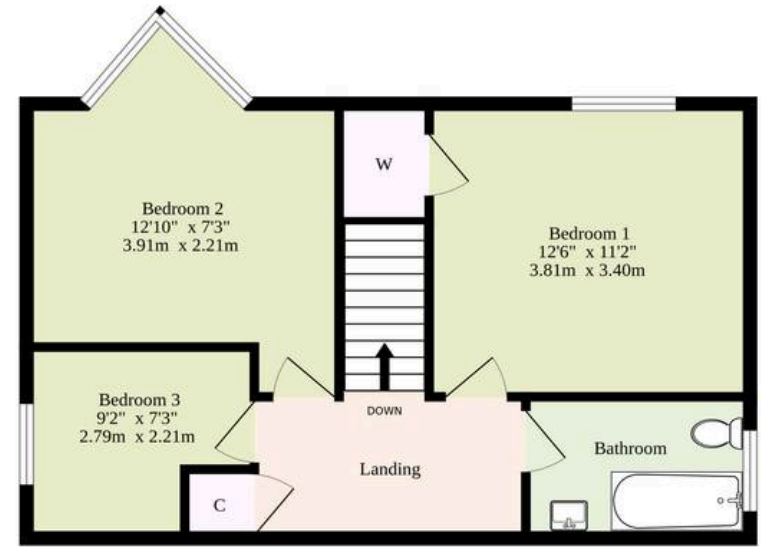
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		89
(81-91)	B		
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

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Ground Floor
564 sq.ft. (52.4 sq.m.) approx.



1st Floor
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.8 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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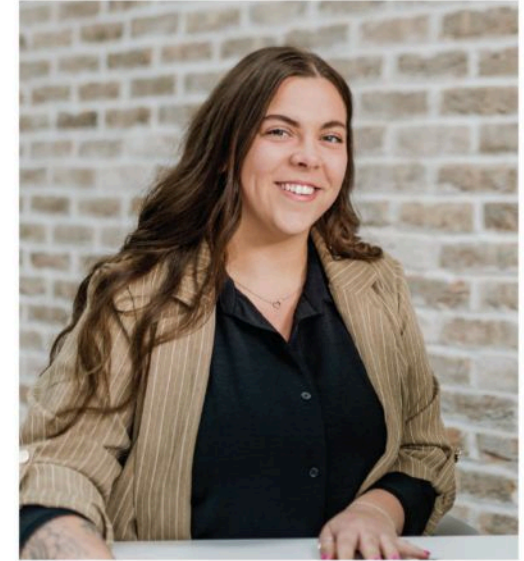
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Meet *Nicola*
Branch Manager



Meet *Theo*
Property Consultant



Meet *Anya*
Aftersales Progressor

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