

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 15th November 2023

*For full particulars of any of the properties, please visit our website, telephone our office or send us an email.*



Laxfield

Ref: 7229/J/B

*A detached two bedroom bungalow forming part of an established and popular residential area, a short distance from the centre of the ever popular village of Laxfield.*

*See page 2*

**Guide Price: £315,000**

## OPENING HOURS

Monday 9am - 5.30pm  
Tuesday 9am - 5.30pm  
Wednesday 9am - 5.30pm

Thursday 9am - 5.30pm  
Friday 9am - 5.30pm  
Saturday 9am - 1.00pm

## Contact Us



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The particulars and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

# New Instruction



## Laxfield

A detached two bedroom bungalow forming part of an established and popular residential area, a short distance from the centre of the ever popular village of Laxfield.

Entrance hall, 19' open plan sitting/dining room, conservatory and kitchen. Two bedrooms and a wet room. Single garage. Driveway and off-road parking. Front garden and well stocked west facing garden to the rear. *EPC = D*

£315,000

Ref: 7229/J/B



# New Instruction



## Snape, Nr Heritage Coast

A three bedroom semi-detached house, located close to the centre of Snape and just 5 miles from Aldeburgh.

Hallway, kitchen, sitting/dining room. Three first floor bedrooms and a bathroom. Off-road parking for two vehicles. South facing rear garden. *EPC = D*

£310,000

Ref: 7231/C

# *New Instruction – Online Auction*



## **Ipswich – Westgate Street**

A prominent Grade II Listed freehold investment opportunity comprising two town centre retail properties, fully let and income producing.

An opportunity to acquire two adjoining attractive town centre retail properties with substantial upper parts. Fully let and generating a total gross income of £37,000 per annum, offering potential asset management opportunities.

**For Sale By Timed Online Auction – 30th November 2023**

**£350,000**

**Ref: B104**



# New Prices



## Framlingham

A most impressive five bedroom, three storey modern house with double garage, with ponds to the front, on a no-through road.

Hallway, cloakroom, study, sitting room and kitchen/dining room. Principal bedroom with en-suite dressing room and shower room. Two further double bedrooms and bathroom. Two second floor double bedrooms and shower room. Off road parking for at least two vehicles. Double garage with utility area. 47' x 35' south-east facing rear garden EPC = B  
OIEO £570,000 Ref: 7067/C



## Framlingham

An impressive, modern three bedroom detached bungalow with two car parking spaces, situated in the centre of Framlingham.

Open-plan kitchen/sitting/dining room, three double bedrooms, en-suite shower room and bathroom. East facing rear garden. Two parking spaces. EPC = B

£350,000

Ref: 7121/C

# New Prices



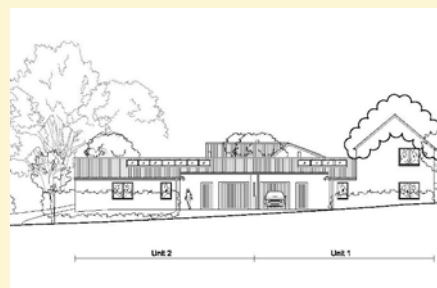
## Framlingham

A three bedroom semi-detached house with off-road parking and garage, in a pleasant location abutting an area of open space on the Castle Brooks development in Framlingham.

Hallway, sitting room, dining room and kitchen. Three first floor bedrooms and shower room. Off-road parking. Garage. Front and rear gardens. *EPC = C*

£265,000

Ref: 7228/C



## Nettlestead

A development site with planning permission for the erection of three new dwellings just outside the village of Somersham.

Planning permission has been granted for the erection of three new dwellings comprising a link-detached bungalow, a link-detached house and a detached bungalow following the demolition of an existing building on a site that extends to approximately 0.27 acres (0.11 hectares) in all.

OIEO £250,000

Ref: 7043/J



# New Homes—Last Two Remaining



Example interiors from a similar plot by the developer

## Laxfield

A brand new four bedroom detached house, currently under construction, with wonderful rural views to the rear and forming part of Fox Close, a new development of just 8 bespoke properties by Jordan Developments, in this desirable village.

Entrance hall, sitting room, garden/sun room, dining room/ kitchen, study, utility room and cloakroom. Master bedroom with en-suite shower room and dressing area, guest bedroom with shower room, two further bedrooms and family bathroom. Integral double garage and block paved driveway. Large landscaped garden with paved patio and pathways. *Build completion anticipated late spring 2024.*

£745,000

Ref: 6569/8/J



Example interiors from a similar plot by the developer

## Laxfield

A brand new one bedroom ground floor flat, built to a high specification and forming part of Fox Close, a new development of just 8 bespoke properties by Jordan Developments, in the desirable village of Laxfield.

Entrance hall, open plan sitting room and kitchen. Double bedroom and bathroom. One parking space. Large patio area. *Build completion anticipated early 2024.*

£185,000 Share of Freehold

Ref: 6569/5/J

# New Homes

## Halesworth - Blyth Vale

Less than 10 miles from the Suffolk Heritage Coastline and with the perfect blend of glorious scenery and convenience of a thriving market town, Blyth Vale boasts a thoughtfully designed range of properties from well-respected developer Hopkins homes.

### Plot 69 - The Henham

Three bedroom detached bungalow with integrated appliances, downlighting, flooring, turf, garage and parking

£460,000

Ref: 6446/69



### Plot 120 - The Walpole **RESERVED**

Move in now! Three bedroom link-attached house including integrated fridge/freezer, washing machine and dishwasher, downlights and garage, carport and parking.

£345,000

Ref: 6446/120



### Plot 63 - The Holton

Two bedroom detached bungalow with integrated fridge/freezer and dishwasher and downlights, along with garage and two parking spaces.

£340,000

Ref: 6446/63



### Plot 66 - The Bramfield

Two bedroom detached bungalow with garage and parking.

£315,000

Ref: 6446/66



### Plot 112 - The Brampton **HOME OF THE MONTH**

Three bedroom, semi-detached house with integrated appliances and flooring, with two parking spaces, ready to move into!

£245,000

Ref: 6446/112



### Plot 104 - The Linstead

Two bedroom, semi-detached house with integrated appliances and downlights together with dedicated parking. Ready Winter 2023/2024.

£225,000

Ref: 6446/104

