

# Property Update

Date: 14th April 2021

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



Location: Framlingham

Ref: P6617/C

*A highly impressive and recently refurbished Edwardian house with ample off-road parking and west facing garden, within walking distance of the centre of Framlingham.*

*See page 2*

**Guide Price: £995,000**

## OPENING HOURS

Monday	9am - 5.30pm	Thursday	9am - 5.30pm
Tuesday	9am - 5.30pm	Friday	9am - 5.30pm
Wednesday	9am - 5.30pm	Saturday	9am - 1.00pm

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.

### Contact Us



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# New Instruction



## Framlingham

A highly impressive and recently refurbished Edwardian house with ample off-road parking and west facing garden, within walking distance of the centre of Framlingham.

Hallway, drawing room, sitting room, dining room, kitchen, breakfast room, utility room, boot room, cloakroom and study. Principal bedroom with en-suite bathroom and dressing room, two further first floor double bedrooms and family bathroom. Two second floor bedrooms and shower room. Gardens extending to a third of an acre. Ample off-road parking with garaging, store and garden room (currently under construction).

£995,000

Ref: 6617/C

# *New Instruction*



## **Campsea Ashe, Nr Wickham Market**

An impressive, recently built three bedroom detached house in the centre of the popular and accessible village of Campsea Ashe, close to Wickham Market and the Heritage Coast.

Entrance hall, sitting/dining room, 17' kitchen, study/utility room and cloakroom. Master bedroom with en-suite shower room, two further double bedrooms and family bathroom. Generous driveway. Approaching 100' garden to the rear.

£335,000

Ref: 6615/J

# *New Instruction*



## **Laxfield**

A well presented, two-bedroom detached bungalow situated in a quiet cul-de-sac location, within the popular village of Laxfield

Entrance hall, kitchen, sitting/dining room, garden room, two double bedrooms and a family bathroom. Single garage. Off-road parking. Open plan garden to front and enclosed south facing garden to rear.

£280,000

Ref: 6616/B

# *New Instruction*



## **Dennington, Nr Framlingham**

A charming, extended, three-bedroom, end-of-terrace period cottage located on the edge of Dennington, in the hamlet of Owls Green

Kitchen/dining room, study, sitting room and ground floor bathroom. Three first floor bedrooms. Workshop and garage. Enclosed cottage gardens to side and rear. Off-road parking for 3-4 vehicles

£275,000

Ref: 6611/B

# *New Instruction*



## **Rendlesham, Nr woodbridge**

A four bedroom mid-terraced house located on Hercules Road, in the established and popular Rendlesham development

Hallway, cloakroom, study, dining room and kitchen. First floor sitting room and bedroom with en-suite. Three second floor bedrooms and bathroom. Rear garden. Garage and parking space.

£250,000

Ref: 6613/C

# Back on the Market



## Leiston, Nr Heritage Coast

A charming end-of-terrace period home, standing in a popular position in the heart of Leiston.

Kitchen, sitting room, dining room and cloakroom. Two first floor bedrooms and bathroom. Single garage and garden.

£180,000

Ref: 6110/B

# *For Sale by Online Auction - 21st April*



## **Cretingham, Nr Framlingham**

A superb 11 acre property with bungalow and barn, situated on the edge of the desirable village of Cretingham, within walking distance of the pub.

Bungalow - Bathroom, sitting room, kitchen/dining room, veranda and three bedrooms. 44' x 35' Pole Barn and other outbuildings. In all grounds extending to 11 acres.

**FOR SALE BY TIMED ONLINE AUCTION - 21st April 2021**

£550,000

Ref: 6573/C