

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 17th July 2025

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



Walberswick,
Heritage Coast

Ref: 7659/C

An extremely well presented five bedroom house, set in a wonderfully quiet location along Leverett's Lane on a plot of over half an acre, in the highly regarded coastal village of Walberswick.

See page 2

Guide Price £1,950,000

OPENING HOURS

Monday	9am - 5pm	Thursday	9am - 5pm
Tuesday	9am - 5pm	Friday	9am - 5pm
Wednesday	9am - 5pm	Saturday	9am - 1pm

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



Walberswick, Heritage Coast

An extremely well presented five bedroom house, set in a wonderfully quiet location along Leveretts Lane on a plot of over half an acre, in the highly regarded coastal village of Walberswick.

Entrance hall, 18'4 x 18' drawing room, sitting room, kitchen, dining room, ground floor bedroom/playroom, bathroom and cloakroom. Principal bedroom with en-suite bathroom. Three further double bedrooms and family bathroom. Generous shingle driveway and integral single garage. Established gardens and grounds of approximately 0.54 acres (0.22 hectares).

EPC = E

£1,950,000

Ref: 7659/C

New Instruction



Framlingham

An exceptionally well presented and maintained four bedroom link detached house occupying a quiet cul-de-sac position within the popular town of Framlingham, a short walk from the amenities of the town.

Entrance hall, sitting room, kitchen/dining room, utility area and cloakroom. Principal bedroom with en-suite shower, three further good size double bedrooms and family bathroom. Off-road parking for three vehicles. Garage/gym. Landscaped enclosed garden to rear and open-plan garden to front. **No onward chain.**

EPC = B

£475,000

Ref: 7653/B

New Instruction



Framlingham

A substantial detached bungalow on a generous plot close to the centre of Framlingham, that now requires modernisation and refurbishment throughout.

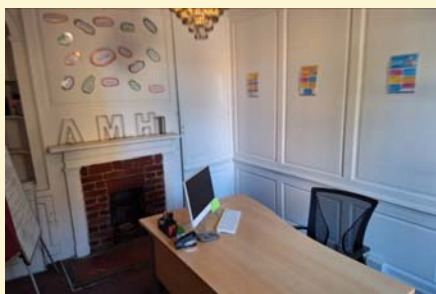
Sitting room, kitchen/breakfast room, dining room/playroom and garden room. Three bedrooms, shower room, and additional WC. Driveway and parking area. Gardens and grounds of approximately 0.42 acres (0.17 hectares). No forward chain.

EPC = D

£475,000

Ref: 7662/J

New Instruction – Commercial



Ipswich

An attractive Grade II Listed three storey commercial/office investment - for sale for the first time in many generations!

A freehold income producing investment opportunity comprising office accommodation over three floors and extending to over 2,000 sq ft, close to the Waterfront and University in Ipswich.

Potential for Residential Use/House in Multiple Occupancy Occupation (HMO) subject to change of use, and vacant possession in 2028.

£250,000

Ref: B036/RB

New Price



Otley

A Grade II Listed, three double bedroom semi-detached cottage with grounds of nearly half an acre, a short distance from the centre of the popular village of Otley.

Entrance lobby, sitting and dining room, kitchen/breakfast room, utility room and cloakroom. Three double bedrooms and bathroom. Garage and shingled driveway with ample parking. Large rear garden and terraced courtyard. In all, approximately 0.43 acres (0.17 hectares).

EPC - N/A

£449,500

Ref: 7306/J



Framlingham

An exceptionally well presented, end of terrace, three bedroom town house with south facing gardens, located just a short walk from the amenities of the town of Framlingham.

Entrance hall, open-plan living/kitchen/dining room and cloakroom. Two first floor bedrooms and family bathroom. Principal bedroom on the second floor. South facing garden to rear. Off-road parking for two vehicles on private driveway.

EPC = B

£270,000

Ref: 7628/B

Back on the Market



Debach, Nr Woodbridge

A residential development site of nearly 3/4 acre with planning permission for the erection of three detached dwellings, on the edge of Debach, near Woodbridge.

Outline Planning Permission was granted by East Suffolk Council on 14th June 2023 for the construction of three detached houses with a new shared access, on a site that extends to approximately 0.71 acres (0.29 ha) in all. Approval of Reserved Matters was granted on 2nd August 2024.

£450,000

Ref: 7419/J



Wickham Market

A mid terrace, two bedroom period cottage, situated close to the centre of the popular village of Wickham Market.

Sitting room and kitchen. Double bedroom, single bedroom and bathroom. Courtyard garden and store building. On-street parking.

EPC = F

£169,500

Ref: 7555/J

For Sale By Timed Online Auction



Walberswick, Heritage Coast

A three-bedroom semi-detached house located down a small lane in the popular coastal village of Walberswick.

Entrance hall, sitting room, kitchen/breakfast room and ground floor bathroom. Three first floor bedrooms. Garden to front, side and rear. Parking space. No onward chain.

EPC - D

For Sale By Timed Online Auction - 30th July 2025

£300,000

Ref: 6798/B



Saxmundham

A three bedroom, semi-detached former local authority house located in the popular town of Saxmundham, a short walk from the amenities that the town provides.

Entrance hall, sitting room, kitchen and ground floor bathroom. Three first floor bedrooms. Generous garden to rear and garden to front. Off-road parking. **No onward chain.**

EPC - C

For Sale By Timed Online Auction - 30th July 2025

OIEO £125,000

Ref: 7627/B

For Sale By Timed Online Auction



Leiston, Heritage Coast

A three bedroom, semi-detached house of non-standard construction located just a short walk from the amenities of the town of Leiston.

Entrance hall, sitting room, dining room and kitchen. Three first floor bedrooms and family bathroom. Enclosed gardens to front and rear. On street parking.

EPC = C

OIEO £100,000

Ref: 7629/B

For Sale By Informal Tender



Saxmundham

A pair of semi-detached cottages along with a range of substantial buildings, in grounds of 0.25 acres, in the centre of Framlingham.

Cottage A - Sitting/dining room, kitchen, three first floor bedrooms and bathroom. Cottage B - Sitting/dining room, kitchen and shower room. Three first floor bedrooms. Range of brick and timber buildings and gardens.

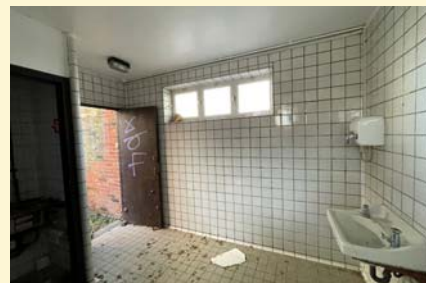
EPC = Cottage A - E Cottage B - D

Tenders to be received by 31st July 2025

OIEO £400,000

Ref: 7656/C

For Sale By Informal Tender



Woodbridge

Former public convenience building of 27sqm (290sq.ft) and site, located on Theatre Street, Woodbridge.

A former public conveniences building situated in Woodbridge Town Centre. Potential to redevelop the site, subject to planning and compliance with the proposed covenant.

Tenders to be received by 12noon on 25th August 2025

£100,000

Ref: B240/JG