

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 18th May 2022

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

Location: Framlingham

Ref: P6866/C

*A four bedroom detached house built by renowned builders, Hopkins and Moore, situated close to Thomas Mills High School and within walking distance of the centre of Framlingham.*

*See page 2*



**Guide Price: £625,000**

## 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 four bedroom detached house built by renowned builders, Hopkins and Moore, situated close to Thomas Mills High School and within walking distance of the centre of Framlingham.

Reception hall, kitchen/dining room, sitting room, utility room, study and cloakroom. Principal bedroom with en-suite bathroom. Bedroom two with en-suite shower room. Two further double bedrooms. Family bathroom. Off road parking and double garage. South facing rear garden with lovely views over farmland and towards woodland. Insulated studio/garden office.

£625,000

Ref: 6866/C

# New Instruction



## Laxfield

An exciting opportunity to acquire a three bedroom house requiring renovation, together with a traditional barn and workshop on a site extending to nearly 1¾ acres on the outskirts of Laxfield.

Entrance hall, kitchen/dining room, sitting room, boot/utility room and cloakroom. Three bedrooms and bathroom. Traditional timber framed barn of approximately 50' x 16' overall with lean-to additions. Modern workshop of approximately 39' x 19' Generous driveway and garage. Gardens and paddocks extending to approximately 1.72 acres (0.69 hectares) in all.

£575,000

Ref: 6849/J

# *New Instruction*



## **Hacheston, Between Wickham Market & Framlingham**

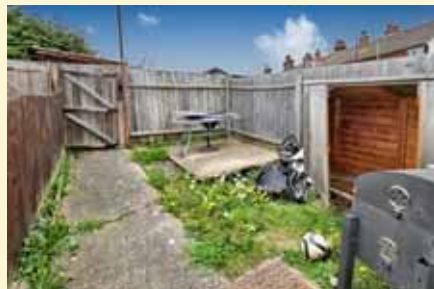
A deceptively spacious two bedroom detached cottage style house located in the popular village of Hacheston, in-between the popular village of Wickham Market and the market town of Framlingham.

Entrance hall, 25' L-shaped sitting room, kitchen/dining room and cloakroom. Principal bedroom with ensuite shower, further double bedroom and family bathroom. Range of brick outbuildings. Enclosed gardens. Ample off-road parking for several vehicles

£450,000

Ref: 6861/B

# *New Instruction*



## **Ipswich**

**FOR SALE BY INFORMAL TENDER** A three-bedroom mid-terraced townhouse, located in a residential area of similar properties to the north-west of the county town of Ipswich

Sitting room, dining room, galley kitchen and ground floor bathroom. Two first floor double bedrooms. Second floor double bedroom. Enclosed gardens to front and rear. On-street parking.

**For Sale by Informal Tender - Friday 27th May; 12 noon**

OIEO £155,000

Ref: 6854/B

# *New Instruction -New Development*



**2 The Meare**



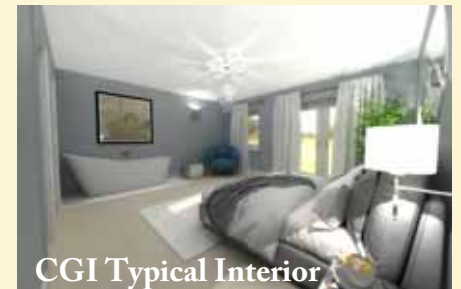
**The Mallards**



**CGI Typical Interior**



**CGI Typical Interior**



**CGI Typical Interior**

## **Creting St Mary, Nr Needham Market**

Two impressive new 4 and 5 bedroom houses, forming part of a small and exclusive development in the rural village of Creting St Mary.

**2 The Meare** - Spacious entrance hall, living room, dining room, open plan kitchen/family room, study/playroom, utility room and cloakroom. Master bedroom with en-suite shower room and dressing room, guest bedroom with en-suite shower room, three further double bedrooms and family bathroom. Garage and shingled driveway. Landscaped gardens. **£750,000**

**The Mallards** - Spacious entrance hall, living room, dining room, open plan kitchen/family room, study/playroom, utility room and cloakroom. Master bedroom with en-suite shower room, guest bedroom with en-suite shower room, two further double bedrooms and family bathroom. Double garage and shingled driveway. Landscaped gardens. **£695,000**

Build completion anticipated fourth quarter 2022

Ref: 6865/J

## Back on the Market—New Price



### Hacheston, Nr Framlingham

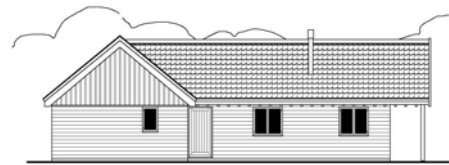
A newly refurbished four bedroom bungalow of 1,600 sq ft, set along Easton Lane on the edge of the village of Hacheston.

Entrance hall, 25' sitting room, 21' kitchen/dining room and conservatory. Master bedroom with en-suite shower room, three further bedrooms and family bathroom. Driveway, parking area and double garage. Good size gardens and grounds of nearly 0.4 acre. Planning permission to extend.

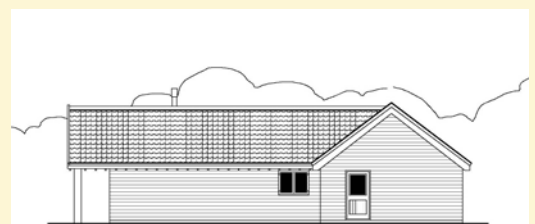
OIEO £575,000

Ref: 6727/J

## New Price



NORTH ELEVATION



SOUTH ELEVATION

### Framlingham

A rare opportunity to acquire a building plot with planning permission for a detached two bedroom bungalow on the edge of the highly regarded town of Framlingham.

An edge of town building plot extending to approximately 0.08 acres (0.03 ha) with detailed planning permission for the construction of a detached two bedroom bungalow extending to approximately 812 sq ft (75.5 sqm) with accommodation to comprise an entrance hall, open plan kitchen/dining/sitting room, bedroom with en-suite shower room, second double bedroom, utility room and bathroom. Generous driveway and good size garden to the west, backing onto New Street.

£169,500

Ref: 6830/J

# Timed Online Auction



## Easton, Nr Framlingham

A red brick building which has scope to be converted to a dwelling or home office, standing in a lovely location on the outskirts of Easton in grounds of 0.25 acres.

14' 7 x 10'6 (4.48m x 3.23m) ft red brick building under a tiled roof. Grounds extending to 0.25 acres

**FOR SALE BY TIMED ONLINE AUCTION - 1st June 2022**

£40,000

Ref: 6752/C