

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 22nd June 2022

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



Location: Westleton, Nr
Heritage Coast

Ref: P6872/C

A most impressive and spacious detached bungalow located immediately adjacent to the common and heath within the village of Westleton, just 2.5 miles from the sea.

See page 2

Guide Price: £725,000

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



Westleton, Nr Heritage Coast

A most impressive and spacious detached bungalow located immediately adjacent to the common and heath within the village of Westleton, just 2.5 miles from the sea.

Hall/utility room, kitchen/dining room, opening to a 21' x 19' reception room with wall to wall south facing windows. Spacious principle bedroom with en-suite bathroom. Second double bedroom and bathroom. Ample off-road parking. Attached garage with scope to be converted to further living accommodation. Garden sheds, summer house and greenhouse. Landscaped gardens extending to approximately 0.3 acres.

£725,000

Ref: 6872/C

New Instruction



Framlingham

A stylish four bedroom detached house with open plan kitchen/ dining room/sitting room, situated on Fulchers Field, Framlingham.

Hallway, kitchen/dining room, sitting room, study/snug and cloakroom. Principal bedroom with en-suite shower room. Two further bedrooms, fourth bedroom/laundry room. Outbuildings and stores. Ample off-road parking for three or four vehicles.

£595,000

Ref: 6893/C

New Instruction



Metfield, Nr Harleston

An exceptionally attractive, three-bedroom, flint-faced detached cottage which has undergone a full schedule of renovation, in a semi-rural position, close to the heart of the popular village of Metfield

Covered porch, sitting room, dining room, kitchen, utility/ bathroom, study area and ground floor bedroom. Two first floor bedrooms and family bathroom. Detached annexe. Off-road parking for several vehicles. Enclosed landscaped garden to rear.

OIEO £425,000

Ref: 6892/B

New Instruction



Charsfield, Nr Framlingham

A three-bedroom semi-detached former local authority house, built circa 1926, located on approximately 0.26 acres, on the outskirts of the popular village of Charsfield.

Entrance hall, kitchen/dining room, sitting room and ground floor bathroom. Three first floor bedrooms. Off-road parking. Generous enclosed gardens to front and rear.

£250,000

Ref: 6859/B

New Price



Ufford, Nr Woodbridge

An extended three bedroom semi-detached cottage situated in a superb rural location on the outskirts of Lower Ufford.

Entrance hall, study, sitting room, dining room, kitchen/breakfast room, rear hall/utility room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. Good sized gardens and parking. Home Office/Studio. Additional land and outbuildings available by separate negotiation. NO FORWARD CHAIN.

£455,000

Ref: 6800/J

New Prices



Framlingham

A semi-detached cottage with courtyard garden and off road parking situated in one of Framlingham's most sought after locations, Double Street.

Hall, kitchen, sitting/dining room and downstairs bathroom. Bedroom one with en suite cloakroom, a further double bedroom and landing bedroom. Delightful south-east facing courtyard garden. Garden shed. Single off road parking space.

£300,000

Ref: 6822/C



Saxmundham

A mid-terraced three bedroom cottage situated within the heart of Saxmundham, within walking distance of all the town has to offer.

Hallway, cloakroom, open plan kitchen/sitting/dining room. Two double bedrooms, a single bedroom and bathroom. South-east facing paved courtyard. No parking.

OIEO £180,000

Ref: 6772/C

New Development—Creting St Mary

A stunning new five bedroom house of nearly 2,500 sq ft, forming part of a small and exclusive development in the rural yet accessible village of Creting St Mary.



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.

Build completion anticipated fourth quarter 2022.

£750,000

Ref: 6865/2/J

An impressive new four bedroom house of nearly 2,200 sq ft, forming part of a small and exclusive development in the rural yet accessible village of Creting St Mary



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.

Build completion anticipated fourth quarter 2022.

£695,000

Ref: 6865/M/J