

Property Update

Date 22nd October 2025

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



Laxfield, Nr Framlingham

Ref: P7742/C/MC

An extremely well maintained four bedroom detached house, situated in a central location within the soughtafter village of Laxfield.

See page 2

Guide Price £650,000

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















Laxfield, Nr Framlingham

An extremely well maintained four bedroom detached house, situated in a central location within the sought-after village of Laxfield.

Entrance hall, kitchen, sitting room, dining room, study, utility room and cloakroom. Principal bedroom with ensuite, three further double bedrooms and bathroom. Double garage. Beautifully landscaped garden with store, summerhouse and Alitex greenhouse.

EPC = D

£650,000 Ref: P7742/C/MC

New Instruction















Wickham Market

An attractive three bedroom house that now requires updating, located just a short walk from the amenities of the well served village of Wickham Market.

Kitchen, sitting room, utility room, conservatory and cloakroom. Principal bedroom with balcony, two further double bedrooms and family bathroom. Single garage. Enclosed rear garden.

EPC = E

£275,000 Ref: P7739/MC

New Commercial Instruction















Ipswich - Tacket Street

A part let investment/development Grade II listed property in a prominent corner location in Ipswich town centre. Currently arranged as 3 self-contained retail units with a self-contained 2 bedroom tenanted flat above.

A freehold income producing investment opportunity comprising three self-contained retail units and a self-contained two bedroom flat producing an income of £25,945 p.a. plus VAT, in a prominent corner location with private and secure car parking. Approximately 2,222 sq ft (206.7 sqm) of accommodation. Planning and Listed Building Consent secured for new self-contained 2 bedroom flat. Parking for 10 vehicles (3 let)

EPC = D

OIRO £350,000 (+VAT)

Ref: B277/RB

New Price







Cratfield, Nr Halesworth

A three bedroom detached bungalow presented to a particularly high standard, situated in a lovely position within the village of Cratfield.

Porch, hallway, sitting/dining room, conservatory, recently refitted kitchen, three bedrooms, bathroom and shower room. Off-road parking, attached garage and landscaped front and rear gardens. In all 0.17 acres. EPC = D

OIEO £400,000 Ref: P7730/C







Debenham

A well presented three-bedroom detached bungalow located in the sought-after village of Debenham with field views to the rear.

Kitchen/dining room, utility, sitting room and conservatory. Principal bedroom with en-suite shower room, two further bedrooms and bathroom. Front and rear gardens. Single garage and off-road parking. EPC = D

£375,000 Ref: P7705/B

For Sale By Online Auction







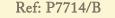
Kelsale. Nr Saxmundham

A three-bedroom mid-terrace former local authority house built in 1945 of non-standard unity construction located in the popular village of Kelsale on the outskirts of the market town of Saxmundham.

Entrance hall, sitting/dining room, kitchen and utility room. Three first floor bedrooms, family bathroom and separate WC. Enclosed garden to front and rear. On-street parking. **No onward chain.**EPC = C

For Sale By Timed Online Auction - 29th October 2025

OIEO £90,000









Sudbourne, Nr Heritage Coast

A former Baptist chapel within a plot of 0.18 acres, located in the desirable rural Suffolk village of Sudbourne.

Baptist chapel extending to 205sq.m (2199sq.ft) of brick construction, having been extended in the 1980's. Potential for alternative uses, subject to planning permission. Grounds of approximately 0.18 acres EPC = N/A

For Sale By Timed Online Auction - 5th November 2025

£185,000 Ref: B267(C)/J

For Sale By Online Auction







Hollesley, Nr Woodbridge

An unusual opportunity to acquire a range of commercial and agricultural buildings & yard extending to 3.30 acres (1.33 hectares) in an attractive setting near Woodbridge.

Formally a pig unit, in recent years, the property has been used for agricultural and commercial uses and now provides great scope to improve and further develop the site, subject to the necessary consents that may be required.

For Sale By Timed Online Auction - 20th November 2025

£295,000 Ref: F1441(G)/OH

Clarke & Simpson, Framlingham

It's time for a Macmillan Coffee Morning and you're invited

MACMILLAN CANCER SUPPORT



Friday 24th October 10am - 1pm

Please feel free to call in to raise funds

for this worthy cause

Teas, Coffees & Cakes