

Chartered Surveyors / Estate Agents

Clarke &
Simpson

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 sought-after 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 en-suite, 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

Ref: P7714/B



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