

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 26th June 2025

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



Brockford Street, Nr Diss

Ref: 7642/J

An impressive Grade II Listed principal village house with an excellent range of outbuildings, swimming pool and grounds of nearly an acre, in an accessible location in Brockford Street.

See page 2

Guide Price £795,000

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.

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New Instruction



Brockford Street, Nr Diss

An impressive Grade II Listed principal village house with an excellent range of outbuildings, swimming pool and grounds of nearly an acre, in an accessible location in Brockford Street.

Entrance hall, sitting room, dining room, kitchen/breakfast room, snug, utility room, pantry, conservatory and cloakroom. Principal bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor double bedroom and attic storerooms. Traditional barn, outbuildings and garaging. Swimming pool. Mature gardens and grounds of approximately 0.81 acres (0.33 hectares).

EPC = N/A

£795,000

Ref: 7642/J

New Instructions



Framlingham - Town Centre

An impressive new three/four bedroom bungalow of nearly 1,500 sq. ft, set along Mount Pleasant just a short walk from the centre of Framlingham.

Entrance hall, 24' x 22' open plan kitchen, dining and living room and utility room. Principal bedroom with en-suite shower room, two further double bedrooms, bedroom four/study and bathroom. Driveway and oversized single garage. Gardens to front, side and rear.

EPC = TBC

£625,000

Ref: 7624/J



Charsfield, Nr Wickham Market

A delightful two/three bedroom detached timber framed bungalow sitting in approximately 6 acres of equestrian land in the popular village of Charsfield.

Entrance hall, sitting room, dining room, kitchen/breakfast room, rear hall/boot room, cloakroom and utility room. Two double bedrooms, en-suite shower room and bathroom. Hobby room/bedroom three. Front and rear gardens. Double garage, workshop and store. Just under 6 acre meadows.

EPC = E

£550,000

Ref: 7649/B

New Instructions



Dennington, Nr Framlingham

An extended three double bedroom cottage, that has recently been updated, with delightful landscaped gardens of nearly one third of an acre, set along a quiet country lane on the edge of Dennington.

Entrance lobby, entrance hall, 19'5 sitting room, kitchen/breakfast room, utility room, dining room/study, conservatory and cloak/shower room. Three double bedrooms and bathroom. Double garage. Landscape gardens and grounds extending to approximately 0.3 acres (0.11 hectares). EPC - D

£545,000

Ref: 7623/J



Hollesley, Heritage Coast

A spacious two bedroom chalet bungalow with large garden, set on a small lane within the parish of Hollesley 2.5 miles from the beach at Shingle Street.

Hallway, sitting room, kitchen/dining room, garden room, utility room and downstairs bathroom. Two first floor bedrooms, one of which has an en-suite cloakroom. Off-road parking, garage, 120' x 45' rear garden with sheds. In all 0.25 acres. EPC - D

£325,000

Ref: 7621/C

New Instruction - For Sale By Timed Online Auction



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

New Price



Hasketon, Nr Woodbridge

A stunning 6/7 bedroom Queen Anne house with later Edwardian additions, that has been extensively renovated, with gardens and grounds of approximately 2 acres, just outside Woodbridge.

Entrance hall, dining hall, kitchen & living room, drawing room, garden room, study/playroom, pantry, utility room & cloakroom. First floor accommodation comprising principal bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor accommodation of three further double bedrooms. Garage, studio and store. Mature and established gardens and grounds extending to approx. 2 acres (0.82 hectares).

EPC - D

£1,675,000

Ref: 7298/J

New Price



Fressingfield

An exceptional single storey brick-built barn conversion with flexible accommodation, and with established gardens and paddock of approximately 1.7 acres in total.

Hallway, sitting room, kitchen/dining room, garden room, utility room, cloakroom and store room. Principal bedroom with en-suite shower room, three further double bedrooms, and bathroom. Double garage and parking for several vehicles. Formal gardens, paddock, orchard and hidden courtyard.

EPC - D

£785,000

Ref: 7460/B



Snape

A detached four bedroom extended house situated on Saxonfields, within the village of Snape, within walking distance of the pubs and Maltings.

Boot room, open plan kitchen/dining room, sitting room, cloakroom, study and utility room. Four first floor bedrooms, one with a balcony. Bathroom and en suite shower room. Off-road parking and garden.

EPC - D

£630,000

Ref: 7614/C

New Price



Diss

A four bedroom detached house located at Hall Hills, within walking distance of the centre of Diss.

Porch, hallway, downstairs shower room, sitting room, conservatory, dining room, kitchen, utility room and rear hall. Four first floor bedrooms and bathroom. Off-road parking and large garage. Front and rear gardens.

No forward chain.

EPC - D

£450,000

Ref: 7606/C



Halesworth

A two bedroom bungalow on this stunning new development of just 4 bungalows by Beaul Homes, just a short walk from the centre of the desirable market town of Halesworth.

Entrance hall, living/dining room/kitchen and utility room. Principal bedroom with en-suite shower room, bedroom 2 and bathroom. Large rear garden. Garage and parking spaces.

EPC = C (predicted)

Guide Price £425,000 to £450,000

Ref: 7308/4/J

New Price



Framlingham

A four bedroom semi-detached house forming part of the popular and established Castle Brooks development, a short distance to the south of Framlingham's town centre.

Entrance lobby, sitting room, kitchen/dining room, utility room, rear hall and cloakroom. Principal bedroom with en-suite shower room, three further bedrooms and bathroom. Driveway and integral garage. Gardens to the front and rear.
EPC = D

£299,950

Ref: 7634/J

Back on the Market



Debenham

A brand new semi-detached house, forming part of this exclusive new development of just 8 houses, in a charming location just a short distance from the centre of the popular and desirable village of Debenham.

Entrance hall, sitting/dining room with sliding doors opening onto the rear garden, kitchen and cloakroom. Two bedrooms, study/bedroom 3 and bathroom. Single garage and driveway. Landscaped gardens to front and rear.
EPC = B

£339,950

Ref: 6631/4/J