

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 3rd July 2025

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



Badingham,
Nr Framlingham

Ref: 7652/B

A pretty, three bedroom detached cottage-style house, located in the popular and sought-after village of Badingham, near Framlingham.

See page 2

Guide Price £485,000

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



Badingham, Nr Framlingham

A pretty, three bedroom detached cottage-style house, located in the popular and sought-after village of Badingham, near Framlingham.

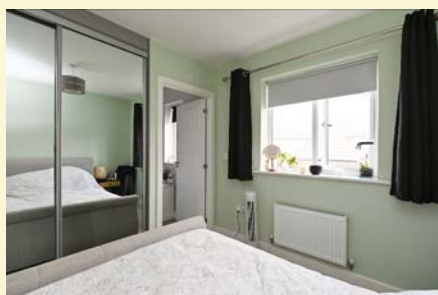
Entrance hall, dual aspect sitting room, kitchen/dining room, utility room, music room and cloakroom. Principal bedroom with en-suite shower room, two further bedrooms and family bathroom. Private, established cottage-style gardens to the front, side and rear. Driveway providing off-road parking. Detached single garage. No onward chain

EPC = E

£485,000

Ref: 7652/B

New Instruction



Melton, Nr Woodbridge

A three bedroom semi-detached house situated in a convenient location within the parish of Melton, on the edge of Woodbridge.

Hallway, sitting room, kitchen/dining room, utility area and cloakroom. Three first floor bedrooms, en-suite shower room and bathroom. Off-road parking, garage and rear garden.

EPC = B

£330,000

Ref: 7644/C

New Instruction



Framlingham

An extremely well presented three bedroom semi-detached house with garage, forming part of the popular Castle Keep development, within walking distance of the town centre.

Entrance hall, sitting room, kitchen/dining room and cloakroom. Principal bedroom with en-suite shower room, two further bedrooms and family bathroom. Garage and carparking space. Front and rear gardens.

EPC = B

£315,000

Ref: 7648/J

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.**

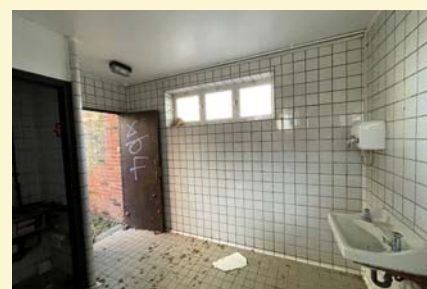
EPC - C

For Sale By Timed Online Auction - 30th July 2025

OIEO £125,000

Ref: 7627/B

New Instruction - For Sale By Informal Tender



Woodbridge

Former public convenience building of 27sqm (290sq.ft) and site, located on Theatre Street, Woodbridge.

A former public conveniences building situated in Woodbridge Town Centre. Potential to redevelop the site, subject to planning and compliance with the proposed covenant.

Tenders to be received by 12noon on 25th August 2025

£100,000

Ref: B240/JG

New Price



Ufford, Nr Woodbridge

A well maintained and presented four bedroom detached house in the sought after village of Ufford, a short drive from the market town of Woodbridge and the Heritage Coast at Shingle Street and Orford.

Entrance porch, entrance hall, sitting room, kitchen/dining room, office, cloakroom. Master bedroom with en-suite shower room, three further good sized bedrooms and family bathroom. Single garage to rear. Two off-road parking spaces. Landscaped gardens to front and rear.

EPC - C

£495,000

Ref: 7141/B



Framlingham

A three bedroom house in an established and quiet residential area, just a short walk from the centre of Framlingham.

Entrance hall, 20' sitting room, dining room, kitchen, study, conservatory, utility room and wet room. Three bedrooms and a cloakroom. Generous driveway and established westerly facing rear garden.

EPC = D

£350,000

Ref: 7162/J

New Price



Wickham Market

A pretty, Suffolk white brick, terraced period cottage located in the rural hamlet of California, near Wickham Market, just a short drive from Woodbridge & the Heritage Coast.

Sitting room, dining room, kitchen and wet room. Two first floor bedrooms and WC. Garden to front and extensive garden to the rear with rural views. Driveway providing off-road parking for one vehicle.

EPC = E

£265,000

Ref: 7516/B

Back on the Market



Framlingham

A four bedroom detached bungalow sitting in grounds of over one third of an acre, within walking distance of the centre of Framlingham.

Reception hall, hallway, kitchen, boot room, dining room, sitting room, utility room and cloakroom. Bedroom one with en-suite shower room, three further bedrooms and family bathroom. Large driveway with ample parking. Double cart lodge. Large garden of approximately 0.38 acres.

EPC = C

£550,000

Ref: 7597/C