

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 10th May 2024

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

Little Blakenham, Nr Ipswich

Ref: 7338/J

*An individual, architect-designed newly built house, offering nearly 2,500 sq ft of accommodation.*

*See page 2*



*Guide Price £895,000*

## 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.

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# New Instruction



## Little Blakenham, Nr Ipswich

An individual, architect-designed newly built house, offering nearly 2,500 sq ft of accommodation and which has been constructed to the highest level of specification resulting in a truly unique and beautiful home benefitting from a south facing rear garden, with magnificent views across open pastureland and located on the edge of the village of Little Blakenham.

Entrance hall, cloakroom, living room, kitchen/dining room, utility room, bedroom 4/study, en-suite, bedroom 1 and en-suite. First floor - bedroom 2, en-suite, bedroom 3 and en-suite. South facing garden and double cartlodge.

*EPC = A*

£895,000

Ref: 7338/J

# New Instruction



## Ufford, Nr Woodbridge

A detached four bedroom, contemporary 1970's house, located in an elevated position, with fine views, at Ufford Place.

Hallway, cloakroom, sitting room, living/dining room, kitchen/breakfast and utility room. Four first floor bedrooms and bathroom. Attached single garage and substantial 22' x 21' detached garage. Off road parking. Mature grounds extending to over one third of an acre.

*EPC = C*

£695,000

Ref: 7332/J

# New Instruction



## Halesworth

A period farm house currently divided into two dwellings, situated within grounds of nearly 1.5 acres, in a rural location within the parish of Halesworth.

**South** - kitchen/dining room, sitting room, two first floor bedrooms and bathroom. Attic bedroom.

**North** - kitchen, downstairs bedroom one, bathroom and sitting room. First floor bedroom and attic bedroom.

Ample off-road parking. Outbuilding. Mature grounds of 1.45 acres.

*EPC = South - E North - E*

£500,000

Ref: 7344/C

# *New Instruction*



## Debenham

An extended, well presented three bedroom detached chalet bungalow, located on a popular residential development, a short walk from the amenities of the market town of Debenham.

Entrance hall, sitting room, kitchen/living/dining room. Ground floor bedroom three/office. Two further double bedrooms on the first floor and bathroom. Single garage en bloc with off-road parking. Enclosed gardens to rear.

£325,000

Ref: 7329/B

# New Instruction



## Westleton, Nr Heritage Coast

A charming, brick and flint period cottage, which has been maintained to a very high standard, and located in the centre of the highly regarded village of Westleton, close to Dunwich and Minsmere.

Sitting room and kitchen/dining room. Two first floor bedrooms, one double, one single, and shower room.

Off-road parking. Outbuildings and courtyard garden.

*EPC = E*

£297,500

Ref: 7337/J

# New Instruction



## Eyke, Nr Woodbridge

A charming, brick and flint two bedroom cottage in a quiet, semi-rural location on the edge of the village of Eyke.

Sitting room, kitchen/breakfast room and shower room. Two first floor bedrooms and bathroom. West facing rear garden and parking space.

*EPC = G*

£295,000

Ref: 7260/J

# New Instruction



## Fressingfield

A charming two bedroom detached period cottage, set in cottage gardens. Located in the heart of the popular village of Fressingfield, within the shadow of the church.

Sitting/dining room, kitchen, family bathroom, principal bedroom one, with walk through bedroom two, enclosed gardens, on street parking.

*EPC = E*

£285,000

Ref: 7345/B

## New Instruction



### Blythburgh, Nr Southwold

A two bedroom maisonette set within a stunning Grade II Listed building, with the use of 10 acres of grounds, and indoor swimming pool, gym and games room.

Ground floor shared entrance lobby, first floor entrance hall, kitchen, sitting/dining room. Two second floor bedrooms and bathroom. Designated parking space and ample visitors' spaces. Use of 10 acres of private grounds, along with indoor swimming pool, games room and gym.

*EPC = Exempt - Listed building*

£265,000 Leasehold

Ref: 7341/C

## For Sale By Online Auction



### Parham, Nr Framlingham

An exciting opportunity to renovate and refurbish a Grade II Listed old parsonage, occupying grounds of nearly half an acre in a delightful position next to the church in Parham.

Entrance hall, sitting room, kitchen/breakfast room, study/dining room and ground floor bathroom. Landing and two double bedrooms. Timber framed garage and small brick built outbuilding. Gardens and grounds extending to 0.39 acres (0.16 ha).

**For Sale By Timed Online Auction - 6th June 2024**

£200,000

Ref: 7242/J

# New Price



## Beccles

A spacious five bedroom house that now warrants some updating and modernisation, in a popular residential area to the south of the delightful riverside town of Beccles.

Entrance porch, entrance hall, inner hall, sitting room, dining room, kitchen, conservatory, playroom, study and cloakroom. Five bedrooms, bathroom and shower room. Large shingled driveway with ample space for five or six vehicles. Large south-westerly facing rear garden. In all, nearly one third of an acre.

*EPC = D*

£625,000

Ref: 7289/J



## Stonham Aspal

A modern, three-bedroom detached bungalow with enclosed garden to rear, located in a small cul-de-sac of similar properties, in the popular village of Stonham Aspal.

Entrance hall, open plan kitchen/dining/living area, principal bedroom with en-suite shower room, two further bedrooms and a family bathroom. Generous detached garage and off-road parking for three vehicles. Gardens to front and rear.

*EPC = B*

£425,000

Ref: 7200/B

## New Price



### Wickham Market

A modern refurbished three-bedroom detached bungalow, fully adapted internally & externally for wheelchair access, located in the popular village of Wickham Market.

Entrance hall, kitchen/breakfast room and sitting room. Three bedrooms and wet room. Oversized single garage. Home office/studio, summerhouse and workshop. Enclosed hard landscaped garden to rear with rural views. Off-road parking.

*EPC = C*

£350,000

Ref: 7290/B

## Back on the Market



### Laxfield

A charming, four-bedroom, detached period cottage with flexible living accommodation, along with generous & well established gardens, located close to the heart of the popular village of Laxfield, just a short drive from the market town of Framlingham.

Entrance hall, kitchen/dining room, sitting room, scullery, family snug and ground floor bathroom. Four double bedrooms and family bathroom. Generously sized enclosed gardens. Large timber-framed studio. Potential for off-road parking.

*EPC = F*

£595,000

Ref: 7196/B

# Back on the Market



## Thorpeness, Heritage Coast

A three bedroom detached house located a short stroll from the beach, the Dolphin Inn and the Meare, in the heart of Thorpeness.

Hallway, cloakroom, sitting room, conservatory, study, dining room, kitchen and utility room. Three first floor bedrooms and bathroom. Integral single garage. Parking. Rear garden.

EPC = D

£575,000

Ref: 7187/C



## Nettlestead, Nr Ipswich

A development site with planning permission for the erection of three new dwellings just outside the village of Somersham.

Planning permission has been implemented for the erection of three new dwellings comprising a link-detached bungalow, a link-detached house and a detached bungalow following the demolition of an existing building on a site that extends to approximately 0.27 acres (0.11 hectares) in all.

OIEO £250,000

Ref: 7043/J