

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 12th September 2019

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



Location: Stradbroke

Ref: P6266/C

*A substantial 2800 square feet, six bedroom house, located within walking distance of the centre of Stradbroke, close to the school and leisure centre.*

*See page 2*

**Guide Price: £610,000**

## 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.

## Contact Us



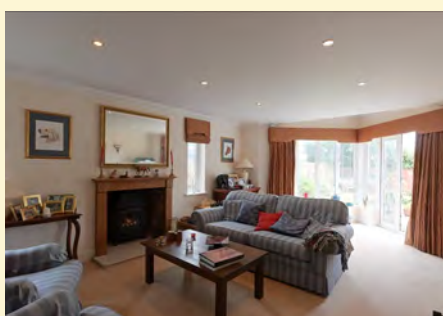
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# *New Instruction*



## **Stradbroke**

A substantial 2800 square feet, six bedroom house, located within walking distance of the centre of Stradbroke, close to the school and leisure centre.

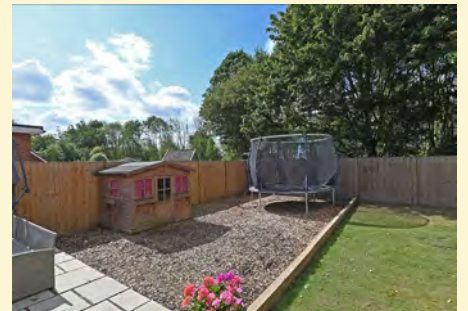
Hallway, dining room, sitting room, breakfast room, kitchen, conservatory, utility room, cloakroom and study. Six first floor double bedrooms including a master suite with bedroom, dressing area and bathroom. Bedroom two with en-suite shower room. Family bathroom. Ample off-road parking. Integral double garage. East and west facing gardens extending in all to approximately 0.25 acres.

£610,000

Ref: 6266/C



# *New Instruction*



## **Framlingham**

An extended 5-bedroom detached family home a short walk from the amenities of the centre of the popular town of Framlingham.

Hallway, wet room, kitchen/breakfast room, dining room, sitting room, family room and office. Five first floor double bedrooms and family bathroom. Ample parking. Front and rear gardens.

£500,000

Ref: 6278/B



# New Instructions



## Cretingham

A Suffolk barn with permission to be converted to a dwelling, in a stunning location on the edge of Cretingham, with extensive grounds of 8.75 acres, with fine views over a wild flower meadow.

A design by an award winning architect for the conversion of a range of timber framed barns with an internal area of approximately 3175 square feet. To comprise open-plan kitchen/dining/sitting room, separate living room, boot room, utility room and cloakroom. Master bedroom with en-suite and dressing room. Two further double bedrooms with en-suites. Separate bathroom. Further barn which would be ideal as separate guest accommodation with two bedrooms and a shower room or alternatively as an office and a gym. Adjoining triple bay cartlodge that could be used for a variety of storage and recreational purposes. Further planning permission for the construction of a barn of approximately 775 square feet. Grounds of 8.75 acres.

£495,000

Ref: 6268/C



## Framlingham

A Reades of Aldeburgh three bedroom 1960s bungalow, that now requires modernisation, occupying a site of three quarters of an acre and set along Badingham Road in the popular market town of Framlingham.

Entrance hall, sitting room, dining room, conservatory, kitchen, rear hall with pantry and cloakroom. Three bedrooms and bathroom. Driveway and double garage. Mature gardens and grounds extending to approximately 0.75 acres in all.

£450,000

Ref: 6272/J



# New Instructions



## Orford

A charming two bedroom end-of-terrace period cottage located in the popular & desirable coastal village of Orford, just a short walk from the quay.

Sitting room, kitchen/breakfast room, garden room, utility room and cloakroom. Master bedroom with en-suite. Further double bedroom and family bathroom. Enclosed garden to rear.

£435,000

Ref: 6270/B



## Bedfield

A recently refurbished three bedroom detached bungalow tucked away in the popular village of Bedfield.

Entrance hall, sitting room, conservatory, kitchen/dining room and utility room. Three good-sized bedrooms, bathroom and shower room. Gardens to front and rear. Attached single garage. Ample off-road parking.

£399,995

Ref: 6260/B



# New Instructions



## Earl Soham

A beautifully presented four bedroom property situated in the desirable village of Earl Soham.

Dining room, sitting room, utility/boot room, kitchen and shower room. Four first floor bedrooms and bathroom. First floor shower room. Front and rear garden. On road parking.

£385,000

Ref: 6275/C

FINAL  
RELEASE OF  
FOUR NEW HOMES

# Willow Tree Yard

Shop Street, Worlingworth, Suffolk IP13 7PH

OPEN DAY  
SATURDAY  
21<sup>st</sup> SEPTEMBER  
10am-12pm



£359,950 4 Beds



£299,950 3 Beds



£332,500 3 Beds

Spacious open plan living • Large picture windows overlooking the gardens • Engineered oak floors  
Underfloor heating throughout ground floors  
Wood burning stoves • Elegant kitchens with built-in Bosch ovens & hobs • Integrated dishwashers & tall fridge freezers • Highest quality bathroom fittings • Generous master bedrooms • Further well proportioned bedrooms  
Utility spaces • Ground floor WC • Lawned gardens Private parking for two cars • 10 year structural warranty



[willowtreeyard.com](http://willowtreeyard.com)

These homes are available to purchase under the government's Help to Buy scheme





# New Instruction



## Woodbridge

An extremely spacious & extended four bedroom semi-detached house situated in the popular Bury Hill development, close to the centre of Woodbridge.

Entrance hall, cloakroom, kitchen/breakfast room, sitting room and dining room. Four first floor bedrooms and family bathroom. Off-road parking to front. Tandem garage/workshop/utility. Enclosed garden to rear abutting meadows.

£310,000

Ref: 6276/B



## Laxfield

A 3 bedroom mid-terraced property located a short walk from the centre of the popular village of Laxfield.

Entrance hall, cloakroom, sitting room and kitchen/dining room. Three first floor bedrooms and family bathroom. Enclosed garden to rear. Two allocated parking spaces.

£205,000

Ref: 6277/B



## *New Price*



### Saxmundham

An impressive two bedroom coach house, with private garden, garage and car parking, forming part of the popular and well regarded Hopkins Homes' Priors' Grange development in Saxmundham.

Entrance hall, open plan sitting/dining room/kitchen. Master bedroom with en-suite shower room, bedroom two and family bathroom. Single garage and parking. Fully enclosed garden.

£189,995 Leasehold

Ref: 5589/112/J

## *Back on the Market*



### Mendlesham

An impressive, partly converted barn and stable block, with the benefit of planning permission to create a stunning four bedroom dwelling, with established gardens and grounds in a rural location on the outskirts of Mendlesham.

A partly converted barn and stable block, that was originally created in 2011 by Roger Gladwell, and has until recently provided ancillary accommodation and stabling facilities to Mendlesham Manor, with the benefit of pp to create a stunning four bedroom house extending to approximately 2,400 sq ft (223 sqm) with established gardens and grounds. Additional land available by separate negotiation. No forward chain.

£425,000

Ref: 6209/J