

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 13th March 2019

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

Location: Debenham

Ref: 6104/C

An attractive thatched cottage, along with a substantial barn-style extension, set in a standalone position within grounds of over one third of an acre, on the outskirts of the village of Debenham.

See page 2



Guide Price: £575,000

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



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

New Instruction



Debenham

An attractive thatched cottage, along with a substantial barn-style extension, set in a standalone position within grounds of over one third of an acre, on the outskirts of the village of Debenham.

Cottage — boot room, cloakroom, kitchen, sitting room, dining room, first floor store room and study. Bedroom one with en-suite bathroom. Glazed link leading to the extension. Barn-Style Extension — 42' x 21' drawing room, utility room and sauna. Three further bedrooms and bathroom. Off-road parking for ample vehicles. 42' x 13' thatched outbuilding. South facing mature gardens.

£575,000

Ref: 6104/C

New Instruction



Aldeburgh

An enchanting Grade II Listed mid-terraced cottage situated in the sought after heritage coastal resort of Aldeburgh.

Sitting room, kitchen/breakfast room and downstairs wet room. Bedroom one on the first floor. Enclosed garden to rear.

£385,000

Ref: 6123/B

New Instruction



Laxfield—Development Site

A development site adjoining open agricultural land, yet a short distance from the centre of Laxfield, with planning permission for the construction of four detached bungalows with garaging and good size gardens.

Planning permission has been granted for the construction of four detached 3 bedroom bungalows with garages and good size gardens, adjoining open agricultural land, but only a short distance to the centre of this popular village. In all the site extends to approximately 0.76 acres (0.31 hectares).

£345,000

Ref: 6120/J

New Price



Framlingham

An impressive, three bedroom, end-of-terrace new house built by Bennett Homes, located a short walk from the centre of Framlingham.

Hallway, cloakroom, kitchen/dining room and living room. Master bedroom with en-suite shower room, two further bedrooms and a family bathroom. West facing rear garden. Two designated parking spaces.

£274,995

Ref: 6050/C

New Price



Ufford, Nr Woodbridge

A magnificent three-storey house on this exclusive development in Ufford, a popular village, near Woodbridge, with easy access to the A12, Heritage Coast & rail links to London Liverpool Street. Close to excellent schools.

Entrance hall, cloakroom, living room with feature woodburner, handcrafted fitted kitchen with larder and leading to open plan dining/living room with bifold doors to patio area, utility room with water softener. First floor - two bedrooms with en-suite shower rooms, two further double bedrooms and family bathroom. Second floor master bedroom with en-suite shower room and fitted wardrobes and bedroom 6/studio. Beautiful landscaped & turfed gardens. Detached double garage and parking.

£795,000

Ref: 6074/J

New Price



Horham, Nr Eye

An extremely impressive four bedroom new house backing onto open farmland in the centre of the well regarded village of Horham

Entrance lobby, entrance hall, 21' sitting room, dining room, 21' kitchen/breakfast room, utility room and cloakroom. Master bedroom with en-suite bathroom and dressing room, three further double bedrooms and family bathroom. Cartlodge and driveway. Landscaped gardens overlooking farmland to the rear.

£499,500

Ref: 6079/J

sunbury homes

CHEYNEY GREEN

DARSHAM



OPEN DAY MARCH 23RD, 10AM – 2PM

Cheyney Green, Darsham, IP17 3QF

Cheyney Green is a splendid collection of just twenty contemporary two, three, four and five bedroom homes arranged around a village green.

Clarke &
Simpson

01728 724200
email@clarkeandsimpson.co.uk

Prices from £294,995*



savills

01473 234800
Mturner@savills.com

*prices correct at time of going to print