

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 31st July 2024

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



Bedfield, Nr Framlingham

Ref: 7400/C

*A detached three-bedroom cottage sitting in grounds of nearly three quarters of an acre, within the centre of the village, adjacent to the green and playing field.*

*See page 2*

**Guide Price £495,000**

## 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

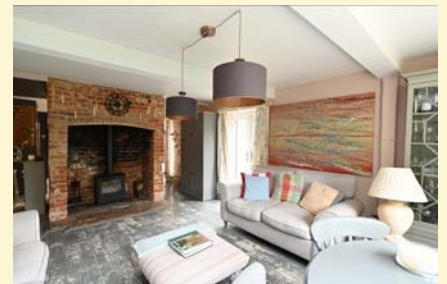


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# New Instruction



## Bedfield, Nr Framlingham

A detached three-bedroom cottage sitting in grounds of nearly three quarters of an acre, within the centre of the village, adjacent to the green and playing field.

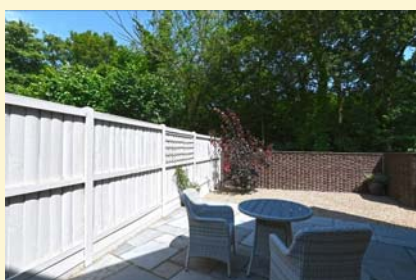
Hallway, sitting room, dining room, kitchen and shower room. Three first floor bedrooms and bathroom.  
Mature gardens of 0.7 acres. Double Garage.  
*EPC = E*

£495,000

Ref: 7400/C



# New Instruction



## Huntingfield, Nr Halesworth

A most desirable four bedroom semi-detached cottage situated within walking distance to the pub in the village of Huntingfield.

Hallway, cloakroom, kitchen, utility room, sitting/dining room. Four first floor bedrooms and shower room.  
Off road parking with attractive garden and garage. In all, 0.1 acres  
*EPC = D*

£400,000

Ref: 7405/C



# New Instruction



## Debenham

A two bedroom semi-detached house presented to a high standard, situated within walking distance of all that Debenham has to offer.

Hallway, cloakroom, sitting room and kitchen/dining room. Two first floor double bedrooms and bathroom. Off road parking for two vehicles and a single garage. Front and rear gardens and north west facing patio.  
*EPC = C*

£275,000

Ref: 7401/C



# New Instruction



## Yoxford

A pretty, two bedroom Victorian end of terrace cottage, located in the heart of the popular village of Yoxford, just a short drive from the Heritage Coast.

Sitting room, kitchen/dining room, ground floor bathroom. Two first floor double bedrooms. Enclosed garden to rear.  
On-street parking.  
EPC = E

£180,000

Ref: 7396/B



# New Homes



Plot 5



Plot 3



Plot 4



Plot 8

## Otters Holt, Debenham, IP14 6PN

An exclusive new development of just eight impressive houses, occupying a stunning site and only a short distance from the centre of the popular and desirable village of Debenham.

**Plot 3** - A semi-detached house comprising 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 the front and rear. EPC = B. **Guide Price - £365,000**

**Plot 4** - A semi-detached house comprising: 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. **Guide Price - £355,000**

**Plot 5** - A stunning new four bedroom detached house with accommodation comprising: entrance hall, living room with bifold doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Extremely large south facing turfed rear garden. EPC = tbc. **Guide Price - £755,000**

**Plot 8** - Accommodation to comprise: entrance hall, living room with French doors opening onto the rear garden, kitchen/dining room, family room, utility room and cloakroom. Master bedroom with en-suite shower room, three further bedrooms and bathroom. Detached double garage and driveway. Large rear garden. Build completion anticipated Autumn 2024. EPC = tbc. **Guide Price - £755,000**

Ref: 6631/J



## New Prices



### Ufford, Nr Woodbridge

A well presented, three double bedroom, extended house of over 2,000 sq ft, with delightful landscaped rear garden, set along Byng Hall Road in Ufford.

Entrance hall, 20' sitting room, dining room, 23' kitchen/breakfast room, 18' conservatory, study, utility room and cloakroom. Master bedroom with dressing room and en-suite shower room, guest bedroom with en-suite bathroom, additional double bedroom and family bathroom. Driveway and integral single garage. West-facing terraced garden with summerhouse.

EPC = C  
£625,000

Ref: 7279/J



### Weybread, Nr Harleston

A spacious, detached four bedroom bungalow with double garage, located within the village of Weybread, between Harleston and Fressingfield.

Hallway, kitchen, utility room, dining room and sitting room. Bedroom one with en-suite shower room. Three further double bedrooms and bathroom. Off-road parking. Integrated double garage. West facing rear garden with grounds in all extending to 0.33 acres.

EPC = D

£450,000

Ref: 7352/C

## New Prices



### Gosbeck, Nr Ipswich

A charming detached cottage in a wonderful rural location, with gardens and grounds of nearly three quarters of an acre.

20'7 sitting/dining room, kitchen and bathroom. Main bedroom and landing/study. Converted 'Shepherd's Hut'. Useful range of storage sheds. Generous driveway and grounds of approximately 0.65 acres, (0.26 ha). Planning permission for replacement dwelling.

*EPC = F*

£395,000

Ref: 7363/J



### Saxmundham

A modern three-bedroom mid-terraced house, presented in excellent condition & located on a popular Hopkins Homes development in the heart of the town of Saxmundham, a short drive from the Heritage Coast.

hall, downstairs cloakroom, sitting room and kitchen/dining room. Principal bedroom with en-suite shower room. Two further bedrooms and a family bathroom. Single garage en-bloc and allocated parking. Hard landscaped garden to rear.

*EPC = C*

£275,000

Ref: 7293/B