

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 4th September 2024

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



Nr Woodbridge

Ref: 7404/J

*A spacious five double bedroom family home of over 2,600 sq ft with landscaped gardens and swimming pool on the northern edge of Woodbridge.*

*See page 2*

**Guide Price £1,250,000**

## 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.

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# New Instruction



## Hasketon, Nr Woodbridge

A spacious five double bedroom family home of over 2,600 sq ft with landscaped gardens and swimming pool on the northern edge of Woodbridge.

Entrance hall, open plan 28' kitchen and breakfast room, drawing room, dining room, wet room and boot/utility room. Principal bedroom with en-suite bathroom, four further double bedrooms and family shower room. Generous driveway. Landscaped south facing rear garden with swimming pool. In all, nearly a third of an acre.

EPC = D

£1,250,000

Ref: 7404/J



# New Instruction



## Spexhall, Nr Halesworth

One of three highly impressive and bespoke new houses situated in a stunning rural position within the parish of Spexhall, just over two miles from Halesworth.

Entrance hall, kitchen/breakfast room, boot/laundry room and plant room. Dining room, sitting room, study/downstairs bedroom five and shower room. Four first floor double bedrooms, two with en-suites and family bathroom. Large garage. Grounds of just under half an acre.

Number 2 - (£825,000) and Number 3 - (£875,000) - also available and nearing completion.

*Predicted EPC = B*

£950,000

Ref: 7342/C



# New Instruction



## Hacheston, Nr Framlingham

A modern four bedroom detached family home located in the popular village of Hacheston, between the market towns of Framlingham and Wickham Market.

Entrance porch/entrance hall, sitting room, study/family room, downstairs cloakroom, open plan kitchen/dining room/green oak garden room, utility room and pantry. Master bedroom with en-suite and guest bedroom with en-suite, two further double bedrooms and a family bathroom. Enclosed good size garden to rear with detached timber frame home office and store. Ample off-road parking.

EPC = C  
£650,000

Ref: 7422/B



# New Instruction



## Nr Wickham Market

A characterful four bedroom detached cottage with holiday letting cabin, overlooking the surrounding agricultural land, just a short distance from the popular village of Wickham Market.

Entrance hall, inner hall/family area, sitting room, snug, study, dining room, kitchen, utility room and cloak/wet room. Three double bedrooms, a single bedroom and a family bathroom on the first floor. Double garage and holiday letting cabin. Gardens extending to approximately one third of an acre.

*EPC = F*

£645,000

Ref: 7411/J



# New Instruction



## Fressingfield, Nr Harleston

A four bedroom detached house, presented to a particularly high standard, situated close to the centre of the popular village of Fressingfield.

Hallway, cloakroom, kitchen/breakfast room, dining room and sitting room. Bedroom One with en-suite shower room. Three further bedrooms and bathroom. Off-road parking and garage. Well maintained, private gardens.

*EPC = C*

£485,000

Ref: P7428/C



# New Instruction



## Rendham, Nr Saxmundham

A spacious, three/four bedroom detached bungalow with grounds extending to three quarters of an acre, located within the popular village of Rendham, just a short drive from the Heritage Coast.

Entrance hall, kitchen/breakfast room, boot room/conservatory, dining room, sitting room, office/bedroom four and cloakroom. Three double bedrooms and family bathroom. Detached garage and off-road parking for several vehicles. Generous plot of 0.81 acres with garden room.

*EPC = E*

£495,000

Ref: 7166/B



# New Instruction



## Saxmundham

A spacious four bedroom house with impressive open plan kitchen/dining/living room, situated within walking distance of the centre of Saxmundham.

Hallway, sitting room, kitchen/dining/living room, utility room and downstairs cloakroom. Principal bedroom with en-suite shower room and three further bedrooms and bathroom. Off-road parking, garage and garden.

*EPC = B*

£400,000

Ref: 7421/C



# New Instruction



## Kettleburgh, Nr Framlingham

A period three bedroom cottage situated in an idyllic location within the village of Kettleburgh.

Kitchen/breakfast room, dining room and sitting room. Bedroom one with en-suite shower room, two further bedrooms and shower room. Front garden and rear gardens. Triple bay cart lodge plus visitors parking.

EPC = C

£365,000

Ref: 7420/C



# New Instruction



## Saxmundham

A spacious and versatile three bedroom house located close to the heart of Saxmundham.

Hallway, cloakroom, sitting room, living/dining room, kitchen, conservatory and hobby room. Three first floor double bedrooms, en-suite shower room and bathroom. Garden. Parking and garage.

*EPC = C*

£385,000

Ref: 7426/C



# New Instruction



## Melton, Nr Woodbridge

A two bedroom semi-detached house with garage and off-road parking close to the amenities of the market town of Woodbridge.

Entrance hall, sitting room, conservatory, kitchen, ground floor bathroom. Two first floor double bedrooms. Front and rear gardens. Off-road parking for two vehicles and a single garage. No Onward Chain  
*EPC = D*

£250,000

Ref: 7388/B



# New Price



## Wickham Market

A Grade II Listed, 6 bedroom principal village house of over 5,000 sq ft with income producing commercial units, landscaped garden and parking in the centre of Wickham Market.

Entrance hall, kitchen/dining room and cloakroom on the ground floor. Cellar. First Floor - Drawing room, sitting room, study/landing area and laundry room on the first floor, together with master bedroom with en-suite shower room, three further double bedrooms and family bathroom. Second floor - playroom/second sitting room, two double bedrooms and shower room. Three income producing commercial units. Parking for up to 6 vehicles. Delightful landscaped garden.

EPC = As Crafers is Grade II Listed there is no requirement to have an EPC. The commercial elements are rated as follows Unit 1 - D (76) Unit 2 - E (103) Unit 3 - D (84)

£1,095,000

Ref: 7268/J



*New Price*



## Darsham, Nr Heritage Coast

A beautifully presented Hopkins and Moore house, forming part of an exclusive development along Priory Lane and overlooking open farmland at the rear.

Entrance hall, 19' sitting room, open plan kitchen and dining room, study, utility room and cloakroom. Master bedroom with ensuite shower room, three further double bedrooms and family bathroom. Double garage and driveway. Landscaped gardens overlooking open farmland to the rear. No forward chain.

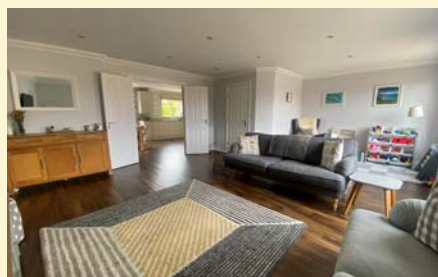
*EPC = B*

£700,000

Ref: 7377/J



*New Price*



## Framlingham

A spacious modern townhouse, built by Hopkins Homes in 2018, occupying an elevated position overlooking farmland at the rear, yet only a short distance from the centre of the town.

Entrance hall, games room/playroom, study/bedroom four and shower room. First floor - 21' sitting room and 25' kitchen/dining room. Second floor - master bedroom with en-suite shower room, two further bedrooms and family bathroom. Parking and 'storage garage'. Landscaped garden at the rear.

*EPC = B*

£425,000

Ref: 7324/J



## New Price



### Halesworth - Town Centre

A charming Grade II Listed three/four bedroom town house, with a delightful contemporary extension and studio outbuilding at the rear, set along Rectory Street in the very heart of Halesworth.

Entrance hall, snug/dining room, sitting room, rear hall and utility/pantry. Extension comprising kitchen/breakfast room and cloakroom. Two double bedrooms and shower room on the first floor. Two attic bedrooms on the second floor. Studio outbuilding and landscaped courtyard garden. Residents parking available on Rectory Street. Private parking available by separate negotiation.

EPC = Rating = N/A as Listed

£399,500

Ref: 7397/J



*New Price*



## Framlingham

A detached, two/three bedroom period cottage with garage and car parking facilities tucked away in the very centre of Framlingham.

Entrance hall, open plan kitchen and dining room, study/bedroom 3, ground floor bedroom with en-suite bathroom. First floor 20' sitting room, bedroom and en-suite bathroom. Garage and good sized driveway.

NO FORWARD CHAIN

EPC = E

£350,000

Ref: 7382/J



# New Prices



## 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 - £349,950**

**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 - £339,950**

**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 - £725,000**

**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 - £725,000**

Ref: 6631/J