

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 9th January 2025

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



Saxtead  
Nr Framlingham

Ref: 7473/C

*A spacious, four bedroom detached chalet house along with a separate two bedroom cottage standing in grounds of over 4 acres within Saxtead, minutes from Framlingham.*

*See page 2*

**Guide Price £925,000**

## 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



## Saxtead, Nr Framlingham

A spacious, four bedroom detached chalet house along with a separate two bedroom cottage standing in grounds of over 4 acres within Saxtead, minutes from Framlingham.

House - hallway, sitting room, dining room, kitchen, pantry and utility room. Two ground floor bedrooms and wet room. Two first floor bedrooms, one with an en-suite bathroom and dressing area. Cloakroom and shower room. Cottage - Open plan kitchen/dining/sitting room. Two bedrooms and shower room. Garaging, office, stores and gardeners loo. Gardens and meadows of 4.1 acres.

EPC = E/D

£925,000

Ref: 7473/C



# *New Instruction*



## Monk Soham, between Debenham & Framlingham

A substantial six bedroom modern house of over 4,000 sq ft, situated in a rural position between Debenham and Framlingham.

Reception hall, open-plan kitchen/dining room, sitting room, study, playroom/gym, ground floor double bedroom with en-suite bathroom. Pantry, utility room and two cloakrooms. Five first floor double bedrooms, two with en-suite shower rooms. Family bathroom. Ample parking and grounds extending to over 1.25 acres. Garden sheds.

EPC = E

£850,000

Ref: 7494/C



# New Instruction



## Kenton, between Debenham & Framlingham

A stunning single storey dwelling with superb open-plan kitchen/dining room, within the village of Kenton, between Debenham and Framlingham.

Hallway, 24' x 16' ft sitting room, 17' x 19' ft kitchen/dining room, utility area, four bedrooms, ensuite shower room, bathroom and storeroom. Extensive off road parking. Front and rear gardens that in total, extend to over 0.5 acres. Garden sheds, studio and hot tub.

EPC = C

OIEO £700,000

Ref: 7502/C



# *New Instruction*



## **Kelsale, Nr Saxmundham**

An individual four bedroom detached family home presented in good order on the outskirts of the popular village of Kelsale, just a short distance to the market town of Saxmundham and a short drive to the Heritage Coast at Aldeburgh.

Entrance hall, sitting room, conservatory, dining room, kitchen/breakfast room, utility and cloakroom. Principal bedroom with en-suite shower room, 3 further bedrooms and family bathroom. Enclosed gardens to the side and rear and landscaped gardens to the front. Detached double garage. Off-road parking for 2-4 vehicles.

EPC = C

OIEO £525,000

Ref: 7508/B

# New Instruction



## Yoxford

A residential development site with outline planning permission for the construction of two detached dwellings on a site of just under 1.5 acres within the Parish of Yoxford.

Outline planning permission was granted by East Suffolk Council for the demolition of an existing bungalow and the construction of two dwellings including a new access and cart lodge.

EPC = E

£385,000

Ref: 7506/C



## *New Instruction*



### **Cookley, Nr Halesworth**

A three bedroom detached bungalow of non-standard construction, requiring general modernisation, situated in a pleasant location with field views, just over two miles from Halesworth.

Kitchen, sitting room, shower room, three bedrooms and bathroom. Off road parking and double garage. Grounds of 0.35 acres.

EPC = D

£310,000

Ref: 7369/C



# *For Sale By Online Auction*



## Dennington, Nr Framlingham

A three bedroom semi-detached former local authority house, located within the village of Dennington, opposite the primary school and within walking distance of the pub and café.

Entrance hall, sitting room, kitchen, downstairs bathroom and cloak room. Three first floor bedrooms. Large front and rear gardens with a number of useful outbuildings. On-road parking.

EPC = E

**For Sale By Timed Online Auction - 20th January 2025**

OIEO £125,000

Ref: P7500/B



# *For Sale By Online Auction*



## **Knodishall, Nr Aldeburgh & Thorpeness**

A three bedroom semi-detached former local authority house, located in the heart of the village of Knodishall, a short drive from the Heritage Coast at Aldeburgh and Thorpeness.

Entrance hall, sitting room, kitchen/breakfast room and utility room. Three first floor bedrooms, bathroom and separate WC. Front and rear gardens. Off-road parking for two/three vehicles.

*EPC = D*

**For Sale By Timed Online Auction - 20th January 2025**

OIEO £100,000

Ref: 7490/B



# *For Sale By Online Auction*



## Wickham Market

A two bedroom semi-detached bungalow requiring complete renovation, in the popular village of Wickham Market.

Entrance hall, sitting room, kitchen and store room. Two bedrooms and bathroom. Front and rear gardens.

EPC = D

**For Sale By Timed Online Auction - 20th January 2025**

OIEO £100,000

Ref: 7499/B



# New Prices



No.3 - 4 bedroom detached house £525,000



No.1 - 3 bedroom detached house £425,000



No.4 - 2 bedroom detached house

## Pipers Court, Worlingworth, Woodbridge, Suffolk, IP13 7FF

A new development of just eight properties situated in the centre of the village of Worlingworth, close to the amenities of Framlingham and Debenham.

No. 1 - Hall, cloakroom, kitchen/dining room & sitting room. Bedroom one with en-suite shower room, two further double bedrooms & bathroom. Large single garage. Off-road parking for at least two vehicles. EV charging point.

No. 3 - Hall, cloakroom, sitting room, kitchen/dining room, utility room & study. Bedroom one with en-suite shower room, three further double bedrooms and family bathroom. Double garage. Off-road parking for at least four vehicles. EV charging point.

No. 4 - Reception hall, cloakroom, sitting room and kitchen/dining room. Two first floor spacious double bedrooms and bathroom. Large single garage and off road parking. Front and rear gardens. EV charging point. £300,000

EPC = B

Ref: 7425/C



# New Price



## Stradbroke

A spacious farmhouse with substantial buildings and separate annexe, with grounds of over 12 acres and in walking distance of Stradbroke.

**House** - Entrance hall, drawing room, sitting room, dining room, kitchen, study, utility room, garden room and cloakroom. Five first floor bedrooms. Bedroom one with en-suite. Family bathroom. **Cottage** - Sitting/dining room, kitchen, two bedrooms and shower room. Parking for a number of vehicles. Suffolk barns and cart lodges. Formal gardens, grounds and woodland which in all extend to over 12 acres.

EPC = Exempt as property listed

£995,000

Ref: 7414/C



*New Price*



## Stonham Aspal, Nr Debenham

A well presented, three bedroom semi-detached Victorian house, offering a very good amount of accommodation, in the centre of the well regarded village of Stonham Aspal.

Entrance hall, drawing room, sitting room, kitchen/dining room, boot/utility room and cloak room. Galleried landing, three bedrooms and well fitted bath/shower room. 30' feet garage/workshop and generous shingled car park area. South-westerly facing courtyard garden at the rear.

EPC = E

£455,000

Ref: 7461/J



## New Price



### Crowfield, Nr Ipswich

A spacious, modern, three-bedroom detached bungalow occupying a large corner position within a cul-de-sac, in the heart of the popular village of Crowfield, near Ipswich.

Entrance hall, sitting room, dining room, conservatory, kitchen/breakfast room and utility room. Principal bedroom with en-suite shower room. Two further double bedrooms and family bathroom. Established gardens to front and rear. Attached double garage and off-road parking. No forward chain.

EPC = D

£445,000

Ref: 7288/B



### 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

£340,000

Ref: 7290B



## New Price



### Badingham, Nr Framlingham

A detached three bedroom bungalow situated in a pleasant location within the village of Badingham.

Hallway, sitting room, conservatory, kitchen, three double bedrooms and bathroom. Off-road parking. Front and rear gardens and sheds .

EPC = E

£325,000

Ref: 7373/C



### Kettleburgh, Nr Framlingham

A two bedroom semi-detached period thatched cottage, situated in an idyllic rural position.

Kitchen/dining room, sitting room, cloakroom and conservatory. Bedroom one with en-suite shower room. Further bedroom and Shower room. Front and rear garden. Allocated parking as well as visitors parking.

EPC = D

£319,500

Ref: 7474C



*New Price*



## Wickham Market

A well presented, spacious and light, 1960s three bedroom semi-detached house set along Dallinghoo Road, close to the centre of the ever popular village of Wickham Market.

Entrance porch, entrance hall, 28' sitting/dining room, kitchen, shower room and rear porch. Three bedrooms and bathroom. Attached single garage and generous driveway. Mature gardens to front and rear. No forward chain.

EPC = D

£299,500

Ref: 7272/J