

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 10th May 2019

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



Location: Bredfield,
Nr Woodbridge

Ref: 6176/J

A charming and spacious three bedroom cottage, with large, landscaped rear garden, that backs onto palying fields, in the popular and desirable village of Bredfield.

See page 3

Guide Price: £465,000

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



Framlingham - grounds of 1.86 acres

An extremely spacious five bedroom detached family home in the popular market town of Framlingham, in grounds of 1.86 acres.

Large entrance hall, 22' sitting room, dining room, snug/family room, kitchen/breakfast room, utility room, and cloakroom. Master bedroom with en-suite, four further double bedrooms and family bathroom. Private drive and double garage. Gardens and grounds extending to approximately 1.86 acres (sts).

£695,000

Ref: 6170/B

New Instruction



Bredfield, Nr Woodbridge

A charming and spacious three bedroom cottage, with large, landscaped rear garden, that backs onto playingfields, in the popular and desirable village of Bredfield.

Entrance lobby, 17' sitting room, kitchen/breakfast room, dining room and shower room. Spacious landing, master bedroom with dressing area and en-suite bathroom and two further double bedrooms. Attic room. Generous driveway and integral single garage. Summerhouse and range of storage sheds. Landscaped gardens to the front and rear.

£465,000

Ref: 6176/J

New Instruction



Snape, Heritage Coast

A three bedroom, newly renovated cottage with delightful gardens, located on Church Common, close to Snape Maltings & four miles from Aldeburgh.

Sitting/dining room, garden room, breakfast room with Aga, kitchen, utility room and cloakroom. Three first floor bedrooms and bathroom. Ample off-road parking. Double cart lodge. Mature east facing garden and south/west facing courtyard.

£450,000

Ref: 6169/C

New Instruction



Framlingham

A two bedroom semi-detached bungalow situated just a short walk from the town centre and market hill in Framlingham.

Entrance porch, sitting room and kitchen/breakfast room. Two bedrooms and bathroom. Gardens to front and rear. Off road parking for two vehicles.

£192,500

Ref: 6175/B

New Price



Aldeburgh, Heritage Coast

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

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

£360,000

Ref: 6123/B

New Prices



Framlingham

An extended three/four bedroom semi-detached house in excellent condition, situated in the popular market town of Framlingham.

Entrance porch, sitting room, open plan kitchen and dining room, study/bedroom four, rear lobby/utility room and cloakroom. Three bedrooms and family bathroom. Garden to rear. Parking for two cars.

£285,000

Ref: 6101/W



Moneweden, Nr Brandeston

A charming, two bedroom, detached cottage located next to the church and village hall, within the centre of the rural yet convenient village of Monewden, near Brandeston.

Sitting room, dining room, shower room and kitchen. Two first floor bedrooms. Off-road parking, carport, garage, workshop, summerhouse and sheds. 50' x 35' garden.

£269,500

Ref: 6083/C

New Price



Heveningham

A former barn with planning permission for a contemporary replacement dwelling on a site of nearly one third of an acre, and occupying a delightful rural location within the Parish of Heveningham.

Planning permission has been granted for the demolition of the existing building on site and replacement with a contemporary three bedroom single storey dwelling of approximately 1,132 square feet (105.2 sqm) offering: entrance lobby, entrance hall, open plan kitchen/living/dining room, master bedroom with en-suite shower room, two further double bedrooms and bathroom. Driveway and detached double cartlodge. In all, approximately 0.3 acres.

OIEO £165,000

Ref: 5988/J

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*Forthcoming
Property Auction*



To be held at the
Ufford Park Hotel

(Deben Suite)

Yarmouth Road, Melton, Near Woodbridge, Suffolk IP12 1QW

Wednesday 12th June 2019
at 6pm

Please refer to the Auction Catalogue

Full sales particulars of each property available by post or email on request

New Development

Open Day Saturday 18th May 10 am—1 pm

Please call to confirm attendance



Plot 1- £210,000 2 bed end terrace; Plot 2 - £200,000 2 bed mid-terrace; Plot 3 - £205,000 3 bed end terrace



Plot 4 -£275,000 3 bed attached



Plots 5 & 6 -£279,500 3 bed attached

Felgate Close, Laxfield - New Development

An exclusive new development of just ten bespoke houses, being built to exacting standards only a short distance from the centre of the popular and desirable village of Laxfield.

A new development of just ten 2, 3, 4 and 5 bedroom houses, with associated gardens, garages and parking in a semi-rural location on the outskirts of Laxfield.

Prices from £200,000

Ref: 6049/J