

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 18th July 2018

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



Location: Kettleburgh

Ref: 5771/C

A most attractive Victorian school converted into a fabulous house within the village of Kettleburgh, two miles from Framlingham.

See page 2

Guide Price: OIEO £500,000

OPENING HOURS

| | | | |
|---------|--------------|----------|--------------|
| Monday | 9am - 5.30pm | Thursday | 9am - 5.30pm |
| Tuesday | 9am - 5.30pm | Friday | 9am - 5.30pm |

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



Kettleburgh, Nr Framlingham

A most attractive Victorian school converted into a fabulous house within the village of Kettleburgh, two miles from Framlingham.

30'9 x 16' sitting room, 19' x 18'2 kitchen/dining room, mezzanine study. Two bedrooms with en-suite shower rooms, two further bedrooms and bathroom. Mature south facing garden. Off road parking and garage. Grounds of 0.2 acres.

OIEO £500,000

Ref: 5771/C

New Instruction



Peasenhall

A delightful two-bedroom detached period cottage, ideal as a permanent residence, second home or holiday let.

Porch, sitting/dining room, kitchen/breakfast room and downstairs shower room. Two first floor double bedrooms and bathroom. Mature and pretty gardens extending to 0.17 acres. Log store. Off-road parking.

£395,000

Ref: 5971/C

New Instruction



Framlingham

A charming three bedroom semi-detached Victorian cottage, occupying a stunning rural location on the outskirts of Framlingham.

Entrance lobby, sitting room, kitchen/breakfast room, walk-in pantry cupboard and bathroom. Three bedrooms. Courtyard and outbuildings. Concrete base for double garage or cartlodge. Good size gardens including a pond.

£325,000

Ref: 5985/J

New Instructions



Laxfield

A brand new, light and spacious detached two bedroom bungalow, that has been built to a high standard, a short distance from the centre of the popular village of Laxfield.

Entrance hall, 20' sitting room, 22'8 kitchen/dining room. Master bedroom with en-suite shower room, second double bedroom and separate bathroom. Single garage and driveway. Good sized rear garden.

£290,000

Ref: 5982/4/J



Laxfield

A brand new, light and spacious two bedroom bungalow that has been built to a high standard, a short distance from the centre of the popular and highly regarded village of Laxfield.

Entrance hall, 19'2 sitting room, 19'10 kitchen/dining room, master bedroom with en-suite shower room. Second double bedroom and bathroom. Single garage and driveway. Good sized rear garden.

£265,000

Ref: 5982/6/J

New Instructions



Debenham

A well presented three bedroom bungalow, in an established residential area, a short distance to the west of the centre of the well regarded village of Debenham.

Entrance hall, 21' sitting room and kitchen. Three bedrooms and a bathroom. Garage and driveway. Large south facing rear garden.

£245,000

Ref: 5983/J

New Price



Worlingworth

A superb three bedroom detached single storey dwelling, beautifully presented and set well back from the road in the rural village of Worlingworth.

Entrance hall, 20' sitting room, 28' open plan kitchen/dining/family room, utility room and cloakroom. Three bedrooms, one with en-suite shower room, and bathroom. Good size garden backing onto farmland and with lovely views.

Single integral garage and ample parking. Oil fired central heating.

£410,000

Ref: 5975/W

Back on the Market & New Price



Worlingworth, Nr Framlingham

A most attractive Grade II Listed former small farmhouse with grounds of three quarters of an acre.

Boot room, utility room, kitchen/breakfast room, dining area, sitting room, study, conservatory and cloakroom. Three first floor bedrooms and bathroom. Attic room. Double garage, workshop and summerhouse. Lovely gardens with ponds extending to three quarters of an acre.

£475,000

Ref: 5825/C

Autumn Sales Calendar

**Clarke &
Simpson**



Saturday 1st September

The Wilson Collection of horse drawn vehicles and implements, harness, bygones etc, Essex

Saturday 8th September

Rural & Domestic Bygones & Collectors Vehicles, Suffolk

Saturday 15th September

The Nicholls collection of vintage tractors, Suffolk

Wednesday 19th September

Machinery dispersal Sale, Suffolk

Wednesday 26th September

Machinery dispersal Sale, Suffolk

Catalogues available to download from the website three weeks before each sale

Live online bidding at all sales via i-bidder.com and [the saleroom](http://the-saleroom.com)



www.clarkeandsimpson.co.uk
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