

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date: 22nd January 2020

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



Location: Blaxhall, Nr Heritage Coast

Ref: P6344/J

A beautifully presented three bedroom cottage with stables, outbuildings and paddock, extending to nearly an acre in all.

See page 2

Guide Price £595,000

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.

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New Instruction



Blaxhall, Nr Heritage Coast

A beautifully presented three bedroom cottage with stables, outbuildings and paddock, extending to nearly an acre in all.

Entrance hall, 21' sitting room, 14' dining room, kitchen/breakfast room, study, utility room and cloakroom. Galleried landing, three double bedrooms and well fitted bathroom. Double garage with storage space above. Additional garage/store. Two stables with feed/tack room. Dog kennel and mower store. Landscaped garden together with paddock. In all, approximately 0.91 acre.

£595,000

Ref: 6344/J

New Instruction



Framlingham

A three bedroom semi-detached property located on the north-western outskirts of the popular & desirable town of Framlingham.

Entrance hall, sitting room, dining room, kitchen, utility room, breakfast room and downstairs cloakroom. Three first floor bedrooms and family bathroom. Established gardens to front and rear. Off-road parking.

NB: The property is of prefabricated construction and those requiring a mortgage would be advised to check the mortgageability of the property with their lender.

£175,000

Ref: 6320/B

New Price



Little Bealings, Nr Woodbridge

A contemporary four bedroom bungalow set within a mature plot of nearly an acre, and in an elevated position within the desirable village of Little Bealings.

Entrance hall, 23' reception hall, 22' sitting room, kitchen/dining room, garden room, study/bedroom 5 and utility room. Master bedroom with en-suite shower room, three further bedrooms and separate shower room. Double garage and generous driveway. Established mature landscaped gardens and grounds extending to approximately 0.9 acres.

£750,000

Ref: 6315/J

New Price



Sibton, between the coast and Framlingham

An impressive village house with field views, situated within walking distance of shops and the public house, and 8 miles from the coast.

Hallway, dining room, sitting room, kitchen/breakfast room, boot room and utility room/study. Downstairs shower room and cloakroom. Annexe with open plan kitchen/dining/sitting room. Four first floor bedrooms, two en-suite shower rooms and additional shower room. Ample off-road shingle parking and designated sandstone patio area for the annexe. South-west facing rear garden with lovely field views. In all, 0.25 acres.

£520,000

Ref: 6099/C

New Price



Bedfield, Nr Framlingham

A four bedroom newly built house in an attractive period style but with contemporary features, located within Bedfield, within easy walking distance of the primary school.

Hall, open plan kitchen/dining room, sitting room with wood burning stove, utility room and cloakroom. Master bedroom with en-suite shower room, three further first floor bedrooms and bathroom. Ample off road parking with planning for a double cartlodge. South-west facing garden.

Neighbouring 3 bedroom new house also available.

£419,000

Ref: 6208/C

New Price



Stradbroke

A well-presented four bedroom detached family home situated just off Queen's Street, close to the centre of the popular village of Stradbroke.

Entrance hall, sitting room, kitchen/breakfast room, study/dining room, utility room and cloakroom. Master bedroom with en-suite shower room. Three further bedrooms and a family bathroom. Off-road parking to front and enclosed garden to rear.

OIEO £285,000

Ref: 6250/B

Back on the Market—Commercial



Earl Soham, Nr Framlingham

An impressive, well presented and easily accessible office/business unit, with car parking and courtyard, forming part of the popular Moat Park commercial development, a short distance to the west of Framlingham.

The accommodation extends to approximately 1,139 square feet (106 sqm) and currently comprises two offices, a meeting room, warehouse/store, kitchenette and WC/shower room. Courtyard and car parking facilities.

£200,000 + VAT

Ref: 6222/J