

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 4th December 2019

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

Location: Stradbroke

Ref: P6322/C

*A handsome and substantial Grade II listed village house, now requiring general modernisation, situated within mature gardens in the centre of Stradbroke.*

*See page 2*



*Guide Price £685,000*

## 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*



## **Stradbroke**

A handsome and substantial Grade II listed village house, now requiring general modernisation, situated within mature gardens in the centre of Stradbroke.

Hallway, drawing room, sitting room, dining room, breakfast room, study, kitchen, wet room, cloakroom and rear hall. Five first floor double bedrooms, dressing room, three bathrooms, sewing room and second floor attic rooms.

Mature gardens extending in all to  $\frac{3}{4}$  of an acre and offering a former coach house and other useful outbuildings of approximately 1500 square feet.

**£685,000**

**Ref: 6322/C**



# New Instruction



## Badingham, Nr Framlingham

A charming cottage with lovely rural views, situated in an idyllic location along a private track, standing in grounds of approaching 4 acres.

Dining room, sitting room, study, kitchen, utility room, downstairs bathroom. Three first floor bedrooms and first floor bathroom. Gardens abutting the River Alde, stables stores, field shelter, menage and land in total extending to 3.9 acres.

£575,000

Ref: 6318/C

# *New Instruction*



## **Darsham—Cheyney Green**

A new development of just twenty contemporary two, three, four and five bedroom homes in the charming village of Darsham, and being built by the well regarded local housebuilder, Sunbury Homes.

Plot 11, The Oulton, is a stunning and spacious, brand new, two bedroom detached bungalow, built to a high and energy efficient specification, with a delightful large garden, garage and parking.

£425,000

Ref: 5906/J



# *New Instruction*



## Otley, Nr Woodbridge

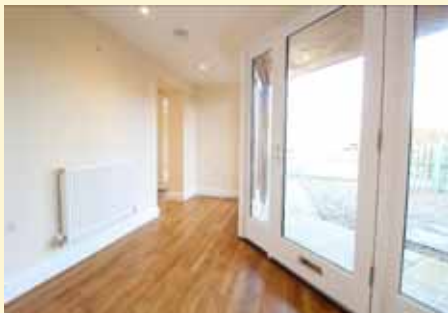
A charming, 3 bedroom, 1930s' detached family home, located on a good sized plot, in the heart of the popular village of Otley, close to the market town of Woodbridge

Entrance porch, entrance hall, sitting room, dining room and kitchen. Three first floor bedrooms and family bathroom. Gardens to front and rear. Driveway providing parking for several vehicles.

£299,999

Ref: 6317/B

# *New Instruction*



## **Dennington, Nr Framlingham**

An impressive two/three bedroom spacious bungalow, in a tucked away location away from the main village street in the centre of the charming village of Dennington.

Entrance hall, 17' kitchen/dining room, sitting room, cloakroom and utility room. Two ground floor double bedrooms and well fitted bathroom. First floor bedroom three/study. Parking. Hard landscaped gardens for ease of maintenance.

£295,000

Ref: 6319/J



# New Commercial Instructions - To Let



## Benhall, Nr Saxmundham

A business or industrial unit on a spacious site on the outskirts of Saxmundham.

A business or industrial unit with parking and yard facilities together with offices and separate stores. Approximate gross internal ground floor area of 1,600 sq ft (150 sqm) with additional mezzanine accommodation, useful stores of 425 sq ft (40 m<sup>2</sup>) and portable cabin office.

£8,040 PAX

Ref: 5838/J



## Framlingham

A brand new office premises or business unit with car parking facilities that can provide secure or archive storage on a rolling monthly licence arrangement.

A brand new office premises or business unit forming part of Hopkins Homes' Prospect Place development in Framlingham, arranged over ground and first floors, and extending to over 900 square feet (85 sqm) with car parking facilities.

£200 pcm

Ref: 5804/J

# Back on the Market



## Ilketshall St Andrew, Nr Halesworth

An impressive barn conversion together with a successful business centre generating an income of over £30,000 per annum, in a rural location to the north of Halesworth.

**The Barn** - Entrance lobby, open plan sitting room, dining room and snug, kitchen/breakfast room, utility room, offices, shower room and cloakrooms. Spacious master bedroom and guest bedroom, both with en-suite facilities, together with two mezzanine bedrooms. Integral workshop and garage. Veranda. Garages and stores.

Landscaped gardens. **Business Centre** - comprising a range of 10 business units together with secure stores, portable cabin and open fronted storage bays—in total generating an income of approximately £30,000 exclusive.

In all the site extends to nearly 1.25 acres (0.5 hectares).

£795,000

Ref: 5864/J



## *Back on the Market & New Price*



### Cretingham, Nr Debenham

**A Princess's Palace!**

A charming period cottage requiring complete renovation, situated in a lovely position within walking distance of the centre of Cretingham.

Kitchen, dining room, sitting room and bathroom. Two first floor walk-through bedrooms. Off-road parking space. Grounds of 0.1 acres with further land available by negotiation. Outbuildings.

£207,500

Ref: 6100/C



# Back on the Market



## Framlingham

A beautifully presented one-bedroom first floor apartment set within a block of four, on the edge of the Hopkins Homes development, within walking distance of the centre of Framlingham.

Communal entrance lobby, kitchen/sitting room. Bedroom and bathroom. Allocated parking for one car plus additional communal visitor spaces. Communal bicycle stores. No Forward Chain.

OIRO £147,000

Ref: 6031/C



# New Price



## Framlingham

A three bedroom end-of-terrace house with courtyard garden and parking, only a short distance from Framlingham's town centre.

Entrance hall, sitting/dining room and kitchen/breakfast room. Three first floor bedrooms and bathroom. Useful storage shed. Fully enclosed courtyard garden. Two parking spaces.

£175,000

Ref: 6313/J



## Nightingale Meadows, Leiston, IP16 4JZ

Nightingale Meadows sits in the Suffolk countryside between Aldeburgh and Southwold, and is approximately two miles from the beach and less than three miles from Thorpeness. This is a comprehensive range of stylish family homes, boasting from two to four bedrooms and spacious open-plan living accommodation.

Please speak to agents or sales office regarding current availability. Current incentives mortgage paid for 6 months. £500 gift vouchers available.

**On Site Sales Office open 10 am to 5 pm, Thursday to Monday  
Tel: 07951 110501**

**From £199,995**

**Ref: 6046/J**



## Weaver's Tye, Long Melford, CO10 9EA

Weaver's Tye offers an outstanding collection of 1,2, 3 & 4 bedroom homes in the beautiful village of Long Melford, close to Suffolk's border with Essex, offering the perfect blend of rural countryside living along with all of the everyday amenities one could need in an active and thriving community.

Please speak to agents or sales office regarding current availability and incentives available. Current incentives mortgage paid for 6 months.

**On Site Sales Office open 10 am to 5 pm, Thursday to Monday  
Tel: 07435 961660**

**From £244,995**

**Ref: 6052/J**