

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 6th December 2017

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

Location: Nr Framlingham

Ref: 5820/C

*A four-bedroom detached house with separate two-bedroom annexe, situated in lovely gardens & grounds of over four acres within Saxtead, minutes from Framlingham.*

*See page 2*



**Guide Price: £675,000**

## 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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## *Back on the Market*



### **Saxtead, Nr Framlingham**

A four-bedroom detached house with separate two-bedroom annexe, situated in lovely gardens & grounds of over four 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, en-suite bathroom, dressing room and cloakroom.

**Annexe**—Sitting/dining room and kitchen. Two bedrooms and shower room.

Garaging, stores and gardener's loo. Gardens and meadows of 4.1 acres.

**£675,000**

**Ref: 5820/C**

## *Back on the Market*



### Ashfield, Nr Debenham

A well laid out 1960's house offering scope for extension, sitting in the centre of the village within grounds of half an acre.

Hallway, kitchen, dining room, sitting room, study/downstairs bedroom five, utility room and shower room. Four first floor bedrooms and bathroom. Large integral garage. Parking. Low maintenance front and rear gardens extending to half an acre.

£375,000

Ref: 5657/C

# New Prices

## Final few properties remaining – Kingfisher Place, Leiston

Kingfisher Place is a charming development of 2, 3 and 4 bedroom properties at the heart of the Suffolk Heritage Coast, approximately 1 mile from the beach.

Carpets, turf to rear garden and integrated appliances included on reservations. (Terms and conditions apply)



Plot 4: The Heron

A four bedroom detached house with garage and parking

£399,995

Ref: 5227/J



Plot 67: The Sandpiper

A three bedroom detached house with garage and parking

£269,995

Ref: 5227/J



Plot 36: The Petrel

A three bedroom end of terrace house with garage and parking

£249,995

Ref: 5227/J

*Marketing Suite and Show Home is open 10 am to 5 pm, Thursday to Monday.*



**Clarke & Simpson**  
Auctions

*Something  
valuable in the attic  
– want to know what it's worth?*

*Next Valuation Day:*  
Thursday 11th January 2018, 10am – 1pm  
at The Kesgrave War Memorial Community Centre, Twelve Acre Approach, Kesgrave, Ipswich, IP5 1JF

Clarke & Simpson Auction Centre, Campsea Ashe, Nr Wickham Market, Suffolk, IP13 0PS  
T: 01728 746323 [www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)  CandSAuctions  @CandSAuctions