

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date: 6th February 2019

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



Location: Sibton

Ref: 6099/C

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

*See page 2*

**Guide Price: £550,000**

## 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



### Sibton, Nr 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.

£550,000

Ref: 6099/C



## New Instruction



### Worlingworth, Nr Framlingham

A spacious five bedroom detached family home, located on a small development in the rural village of Worlingworth.

Entrance porch, entrance hall, 18' sitting room, dining room, kitchen/breakfast room, snug/study, utility room and cloakroom. Master bedroom with en-suite shower room, four further bedrooms and family bathroom. Good size garden to the rear. Single garage and parking.

£350,000

Ref: 6094/W



# New Instructions



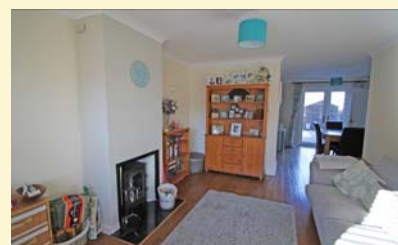
## Otley, Nr Ipswich

A charming and well presented three bedroom semi-detached cottage with generous driveway and landscaped gardens, close to the centre of the desirable village of Otley.

Entrance porch, sitting room, kitchen/breakfast room and cloakroom/utility room. Three double bedrooms and a well fitted bathroom. Generous driveway sufficiently large enough for three vehicles. Landscaped side and rear gardens.

£299,500

Ref: 6096/J



## 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.

£295,000

Ref: 6101/W

## New Prices



### Rendlesham, Nr Woodbridge

A light and spacious five bedroom family home, a short distance from the primary school and playing fields in the increasingly popular village of Rendlesham.

Entrance hall, 20' x 11' sitting room, study/playroom, kitchen/breakfast room, utility room and cloakroom. First floor master bedroom with en-suite shower room, two further bedrooms and family bathroom. Second floor - offering two further double bedrooms and 'Jack & Jill' shower room. Gardens to front and rear. Detached double garage with driveway.

OIEO £375,000

Ref: 6056/J



### Sudbourne, Nr Heritage Coast

A charming, detached, two bedroom cottage tucked away along a private drive within the village of Sudbourne, near Orford.

Entrance hall, ground floor bathroom, sitting room, dining room and kitchen. Two first floor bedrooms. Off-road parking and pretty, south-west facing garden.

OIEO £239,500

Ref: 5998/C



## Back on the Market



### Aldeburgh

A spacious, three bedroom detached property with grounds of over three quarters of an acre, in a pleasant position on the edge of the town of Aldeburgh, within walking distance of the golf club.

Hallway, cloakroom, kitchen, dining room, conservatory, sitting room and ground floor bedroom with en-suite shower room. Two first floor double bedrooms, dressing room and bathroom. Adjoining large garage and office. Gardens and grounds extending to over 0.85 acres.

£775,000

Ref: 5994/C



## *Back on the Market*



### **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



## *Back on the Market*



### Great Glemham

A charming two bedroom semi-detached Grade II Listed cottage in the centre of the sought after village of Great Glemham.

Entrance hall, sitting room, dining room, kitchen and bathroom. Two double bedrooms. Outbuilding and landscaped gardens.

£239,950

Ref: 6085/J



### Framlingham

A beautifully presented one bedroom first floor apartment, set 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.

£147,500 Leasehold

Ref: 6031/C