

Property Update

Date: 9th April 2019

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



Location: Parham,
Nr Framlingham

Ref: 6130/B

An exceptionally spacious 5 bedroom detached family home with grounds extending to 1.25 acres, in a village location just three miles south of Framlingham.

See page 2

Guide Price: £725,000

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



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

New Instruction



Parham, Nr Framlingham

An exceptionally spacious 5 bedroom detached family home with grounds extending to 1.25 acres, in a village location just three miles south of Framlingham.

Entrance hall, 25' drawing room, 23' dining room, 20' kitchen, utility room, family room, conservatory, gym, ground floor bedroom and en-suite shower room. Four first floor double bedrooms with two en-suites and a 'Jack and Jill' bathroom. Integral triple garage and ample space for off-road parking.

£725,000

Ref: 6130/B

New Instruction



Wilby, Nr Stradbroke

A most attractive late Georgian house with grounds of three quarters of an acre, located in a rural location within the parish of Wilby, near Stradbroke.

Hallway, drawing room, conservatory, sitting room, study, dining room, kitchen with pantry, and cloakroom. Four first floor bedrooms and bathroom. External utility room with shower. Substantial studio with main room, two offices/bedrooms and cloakroom. Ample parking, garaging and grounds extending to three quarters of an acre.

£715,000

Ref: 6131/C

New Instruction



Kenton, Nr Debenham

A beautifully presented five bedroom detached house of 2,230 sq ft, with two double garages & field views, located 2.5 miles from Debenham.

Hallway, cloakroom, study, 25' x 16' sitting room, kitchen, utility room and dining room. Bedroom one with en-suite shower room. Four further bedrooms and bathroom. Extensive parking and two detached double garages. Gardens and grounds of over quarter of an acre.

£499,500

Ref: 6143/C

New Instruction



Ufford, Nr Woodbridge

A light and spacious three bedroom bungalow with landscaped gardens, set along a no through road within the popular and desirable village of Ufford.

Entrance lobby, entrance hall, open plan sitting room and dining room, and kitchen/breakfast room. Master bedroom with en-suite shower room, two further double bedrooms and bathroom. Single garage and driveway. Landscaped gardens to the front and rear.

£475,000

Ref: 6117/J

New Instruction



Bedingfield, Nr Debenham

A spacious bungalow located along a small track, standing in grounds of over 5 acres in the village of Bedingfield, near Debenham.

Boot room, kitchen, breakfast room, sitting room, drawing room and lean-to garden room. Three bedrooms, en-suite bathroom and family bathroom. Gardens and grounds of 5.3 acres. 120' x 21' outbuilding. Stables.

£445,000

Ref: 6137/C

New Instruction



Benhall Green, Nr Saxmundham

A modern three bedroom mid-terraced property, located in the popular village of Benhall Green, close to the Heritage Coast.

Sitting room, bathroom and kitchen/dining room. Three bedrooms and dressing area on the first floor. Garden to the rear. Off road parking for two vehicles.

£220,000

Ref: 6136/B

New Instruction



Framlingham

A two bedroom detached bungalow with good sized garden, on the outskirts of the popular town of Framlingham.

Entrance hall, sitting room, dining room, kitchen/breakfast room, utility and cloakroom. Two bedrooms and bathroom. Gardens to the front and rear.

OPEN VIEWING SATURDAY 13TH APRIL 10AM - 12 NOON

£215,000

Ref: 6142/B

Back on the Market



Aldeburgh

A spacious, three bedroom detached property requiring general modernisation, with grounds of nearly half an acre, on the edge of the desirable coastal town of Aldeburgh, within easy 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 0.45 acres.

£625,000

Ref: 5994/C

Back on the Market



Pettaugh, Nr Debenham

A spacious 5-bedroom detached house requiring modernisation, standing in gardens and grounds of just under three quarters of an acre.

Kitchen/breakfast room, utility room with WC, storeroom, dining room, lounge, conservatory and drawing room. Bedroom one with en-suite shower room, four further bedrooms and a spacious bathroom. Off-road parking, garage, south-east facing terraced garden, paddock and outbuilding.

£430,000

Ref: 6060/C

New Price



Laxfield

An impressive and substantial farmhouse, together with a range of traditional Victorian farm buildings and grounds of approaching 2 acres, in a delightful rural location on the outskirts of the popular village of Laxfield.

Entrance porch, entrance hall, drawing room, dining room, sitting room, study, kitchen, breakfast room, farm office/utility room and cloakroom. Master bedroom with en-suite shower room and dressing area, guest bedroom with en-suite cloakroom, three further bedrooms and family bathroom. Additional unconverted first floor accommodation/storage above the farm office/utility room. Extensive range of Victorian 'model farm' buildings, with potential for a variety of uses, subject to the necessary consents, and modern agricultural building. Gardens and partly moated grounds extending to approximately 1.85 acres in all. Additional land available by separate negotiation.

£750,000

Ref: 5887/J

Clarke &
Simpson

*There's even more to
us than you'd think...*



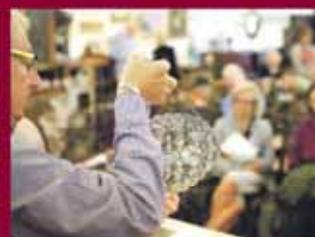
Residential Sales &
Property Auctions



Residential Lettings



Development &
Commercial Property



Auction Centre



Land & Farm Agency



Professional Consultancy



Agricultural
Machinery & Plant



Estate Management

Last year we found homes for over 400 families, bought and sold more than 3,000 acres of land for clients, and we continued to manage 65,000 acres.

We also sold antiques and fine art to buyers from 28 countries including Australia, Russia, China and the USA - and a total of some 50,000 lots at our weekly Monday Sale!

Take a look at our website
www.clarkeandsimpson.co.uk

Clarke & Simpson, Well Close Square, Framlingham, Suffolk, IP13 9DU T: 01728 724200

Clarke & Simpson Auction Centre, Campsea Ashe Nr Wickham Market, Suffolk IP13 0PS T: 01728 746323

www.clarkeandsimpson.co.uk  CandSAuctions  @CandSAuctions