

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 14th January 2025

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



Worlingworth
Nr Framlingham

Ref: 7505/B

A stunning three bedroom detached village house, of exceptional quality and presentation, situated in Willow Tree Yard, Worlingworth.

See page 2

Guide Price £425,000

OPENING HOURS

Monday	9am - 5pm	Thursday	9am - 5pm
Tuesday	9am - 5pm	Friday	9am - 5pm
Wednesday	9am - 5pm	Saturday	9am - 1pm

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

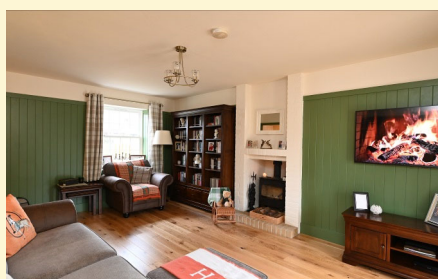


Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200
F: 01728 724667

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

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

New Instruction



Worlingworth, Nr Framlingham

A stunning three bedroom detached village house, of exceptional quality and presentation, situated in Willow Tree Yard, Worlingworth.

Sitting room, study/family room, kitchen/dining room, utility room and cloakroom. Principal bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Two allocated parking spaces. Electric car charging station. Enclosed lawned gardens to the rear with paved terrace and timber office with power and light. Air source heat pump to underfloor heating and radiators.

EPC = B
£425,000

Ref: 7505/B

New Price



Wickham Market

A characterful four bedroom detached cottage with holiday letting cabin, overlooking the surrounding agricultural land, just a short distance from the popular village of Wickham Market.

Entrance hall, inner hall/family area, sitting room, snug, study, dining room, kitchen, utility room and cloak/wet room. Three double bedrooms, a single bedroom and a family bathroom on the first floor. Double garage and holiday letting cabin. Gardens extending to approximately one third of an acre.

EPC = F

£625,000

Ref: 7411/J



Halesworth—Last One Remaining

A stunning new development of just four bungalows by Beauly Homes, just a short walk from the centre of the desirable market town of Halesworth.

An exclusive new development of just four 2 and 3 bedroom bungalows, with landscaped gardens, parking and garages, just a short walk from the centre of Halesworth.

Predicted EPC = C

£399,500

Ref: P7308/J

New Price



Framsden, Nr Debenham

An exciting opportunity to acquire a part completed barn conversion occupying a site of nearly a third of an acre with pp to create a 3 bedroom single storey dwelling in a delightful rural location.

A part completed barn conversion with accommodation to comprise: Entrance hall, open plan kitchen/dining room, living room and utility room, together with a principal bedroom with en-suite shower room, two further bedrooms and bathroom. Outside it is proposed that there will be a generous enclosed courtyard area together with large garden to the rear backing onto open agricultural land.

£320,000

Ref: P7417/J



Framlingham

A mid-terrace three bedroom cottage with courtyard garden, located in the centre of Framlingham.

Hallway, sitting room, kitchen/dining room and downstairs shower room. Three first floor bedrooms. Courtyard garden and outbuildings.

No forward chain.

EPC = D

£210,000

Ref: 7136/C

Back on the Market



Framlingham

A spacious modern townhouse, built by Hopkins Homes in 2018, occupying an elevated position overlooking farmland at the rear, yet only a short distance from the centre of the town.

Entrance hall, games room/playroom, study/bedroom four and shower room. First floor - 21' sitting room and 25' kitchen/dining room. Second floor - master bedroom with en-suite shower room, two further bedrooms and family bathroom. Parking and 'storage garage'. Landscaped garden at the rear.

EPC = B

£425,000

Ref: 7324/J

Back on the Market



Kettleburgh, Nr Framlingham

A period three bedroom cottage situated in an idyllic location within the village of Kettleburgh.

Kitchen/breakfast room, dining room and sitting room. Bedroom one with en-suite shower room, two further bedrooms and shower room. Front garden and rear gardens. Triple bay cart lodge plus visitors' parking.

EPC = C

£365,000

Ref: 7420/C



Aspell, Nr Debenham

A charming two bedroom detached cottage, standing in grounds of nearly a third of an acre, in a stunning rural location in Aspell, near Debenham.

24' open plan sitting/dining room and kitchen. Two double bedrooms. Two attic rooms. Garage/storeroom. Gardens and grounds extending to approximately 0.3 acres (0.12 hectares). **No forward chain.**

EPC = F

OIEO £345,000

Ref: 7386/J

For Sale By Online Auction



Dennington, Nr Framlingham

A three bedroom semi-detached former local authority house, located within the village of Dennington, opposite the primary school and within walking distance of the pub and café.

Entrance hall, sitting room, kitchen, downstairs bathroom and cloak room. Three first floor bedrooms. Large front and rear gardens with a number of useful outbuildings. On-road parking.

EPC = E

For Sale By Timed Online Auction - 20th January 2025

OIEO £125,000

Ref: P7500/B

For Sale By Online Auction



Knodishall, Nr Aldeburgh & Thorpeness

A three bedroom semi-detached former local authority house, located in the heart of the village of Knodishall, a short drive from the Heritage Coast at Aldeburgh and Thorpeness. Non-standard utility construction.

Entrance hall, sitting room, kitchen/breakfast room and utility room. Three first floor bedrooms, bathroom and separate WC. Front and rear gardens. Off-road parking for two/three vehicles.

EPC = D

For Sale By Timed Online Auction - 20th January 2025

OIEO £100,000

Ref: 7490/B



Wickham Market

A two bedroom semi-detached bungalow requiring complete renovation, in the popular village of Wickham Market.

Entrance hall, sitting room, kitchen and store room. Two bedrooms and bathroom. Front and rear gardens.

EPC = D

For Sale By Timed Online Auction - 20th January 2025

OIEO £100,000

Ref: 7499/B