

Chartered Surveyors / Estate Agents

Clarke &
Simpson

Property Update

Date 20th February 2025

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



Bruisyard, Nr Framlingham

Ref: 7535/C

A delightful, three bedroom mid-terrace period cottage standing in a pleasant rural position within the parish of Bruisyard.

See page 2

Guide Price £310,000

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



Bruisyard, Nr Framlingham

A delightful, three bedroom mid-terrace period cottage standing in a pleasant rural position within the parish of Bruisyard.

Reception hall, sitting room, rear hall, kitchen/dining room. Two first floor double bedrooms and bathroom. Attic bedroom. Front and rear gardens. Designated parking space with ample additional on-road parking.

EPC = E

£310,000

Ref: 7535/C

New Instruction



Debenham

A well presented two bedroom mid-terrace period cottage, with off-road parking and cottage style gardens to rear, located centrally within the village of Debenham.

Entrance hall, sitting room, kitchen/breakfast room and downstairs cloakroom. Two first floor double bedrooms and bathroom. Cottage style gardens to rear. Off-road parking for two vehicles at the front. **No onward chain.**

EPC = E

£275,000

Ref: 7526/B

New Instructions



Wickham Market

A delightful two double bedroom detached cottage, set along the High Street in the popular and well regarded village of Wickham Market.

Entrance lobby, kitchen, sitting room, dining room and cloakroom. Two double bedrooms and bathroom. Garage with workshop area. Established courtyard garden of approximately 28' x 15'.

EPC = E
£275,000

Ref: 7525/J



Parish of Wrentham, Nr Heritage Coast

A delightful, renovated, mid-terrace cottage situated within the Parish of Wrentham, 4.5 miles from the sea at Covehithe.

Sitting room, kitchen and store. Landing/dressing room, two bedrooms and shower room. Courtyard gardens to front and rear.

EPC = E
£240,000

Ref: 7454/C

New Instructions



Wickham Market

A three bedroom end of terrace house, set along the High Street in the popular and well regarded village of Wickham Market.

Entrance hall, 21' sitting and dining room, kitchen and cloakroom. Three bedrooms and bathroom. Fully enclosed, westerly facing rear garden. Garage and access to visitor parking.

EPC = C

£225,000

Ref: 7513/J



Framlingham

A well presented one bedroom first floor apartment located on the edge of the Prospect Place development, within walking distance of the centre of Framlingham.

Communal entrance hall, private landing and entrance. Open plan living/kitchen/dining room. One double bedroom and family bathroom. Two allocated parking spaces. **No onward chain.**

EPC = B

£160,000

Ref: 7532/B

New Prices



Kenton, Nr Framlingham

A stunning single storey dwelling with superb open-plan kitchen/dining room, within the village of Kenton, between Debenham and Framlingham.

Hallway, 24' x 16' sitting room, 17' x 19' kitchen/dining room, utility area, four bedrooms, ensuite shower room, bathroom and storeroom. Extensive off-road parking. Front and rear gardens that in total, extend to over 0.5 acres. Garden sheds, studio and hot tub.

EPC = C

£650,000—£700,000

Ref : 7502/C



Woodbridge

A spacious, late 1960s three bedroom house that now requires some updating, in an established residential location a short distance from the centre of Woodbridge.

Entrance hall, 24' open plan sitting and dining room, kitchen and cloakroom. Three double bedrooms and bath/shower room. Driveway and integral single garage. Delightful south westerly facing rear garden.

EPC = C

£285,000

Ref : 7517/J

For Sale By Online Auction



Wrentham, Nr Heritage Coast

A superb and substantial Hall extending to over 4500 sq ft along with an excellent range of Suffolk barns, in grounds of 2 acres and located just 2.5 miles from the sea.

Hall - Three reception rooms, study, kitchen, utility room, pantry, stores and cloakroom. Cellar. Seven first floor bedrooms and three bathrooms. Substantial garaging and store buildings. Range of brick and timber Suffolk barns that have scope for re-development.

EPC = G

For Sale By Timed Online Auction - 25th February 2025

£650,000

Ref: 7483/C



Ipswich Town Centre

A Grade II Listed office building of 443sqm (4762sq.ft) located in Ipswich Town Centre.

Landmark Grade II Listed office building of 443sqm (4762sq.ft) situated in Ipswich town centre. 20 offices including storage, staff facilities and circulation areas. **Vacant possession upon completion.**

EPC = Exempt due to Listed building status.

For Sale By Timed Online Auction - 12th March 2025

£395,000

Ref: 237/JG

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 - 26th March 2025

£125,000

Ref: 7500/B

Commercial



Grundisburgh, Nr Woodbridge

A parcel of strategic amenity land extending to approximately 2.23 acres (0.90 ha) to the northwest of the village of Grundisburgh, with potential for development, subject to planning permission.

Best and Final Offers - Wednesday 5th March 2025 @ 2pm.

£50,000

Ref: W588