

# Property Update

Date: 18th July 2024

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



Alderton, Nr Heritage Coast

Ref: 7391/C

*A period detached cottage, renovated in a contemporary style, standing in grounds of almost half an acre, within the parish of Alderton, next to Bawdsey, and within walking distance of the sea.*

*See page 2*

**Guide Price: £525,000**

## 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



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# New Instruction



## Alderton, Nr Heritage Coast

A period detached cottage, renovated in a contemporary style, standing in grounds of almost half an acre, within the parish of Alderton, next to Bawdsey, and within walking distance of the sea.

Conservatory, kitchen/breakfast room, sitting room with woodburning stove, dining room and downstairs shower room. Bedroom one with en-suite shower room and two further bedrooms. Ample off road parking, studio, workshop and container. Gardens with lovely field views, extending to 0.43 acres.

*EPC = E*

£525,000

Ref: 7391/C



# New Instruction



## Cratfield, Nr Halesworth

A charming, four bedroomed detached house, located in the popular hamlet of Bell Green, Cratfield, with outstanding rural views to rear and landscaped gardens.

Entrance hall, sitting room, dining room, kitchen/living area, utility and ground floor shower room. Principal bedroom with en-suite shower, three further bedrooms and a family bathroom. Off-road parking for two vehicles, landscaped gardens and outstanding rural views to rear.

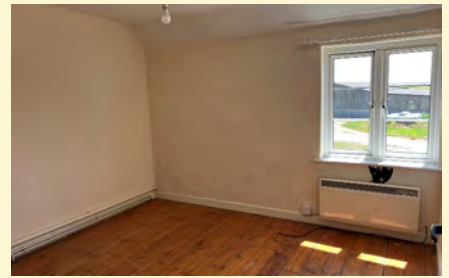
*EPC = D*

£475,000

Ref: 7336/B



# *New Instruction*



## **Orford, Heritage Coast**

A three bedroom semi-detached period cottage standing in a lovely position with fine views of the castle and glimpses of the river.

Sitting/dining room, kitchen, conservatory and downstairs bathroom. Three first floor bedrooms. Off road parking and garage. Garden with insulated home office.

*EPC = E*

£375,000

Ref: 7399/C



# New Instruction



## Laxfield, Nr Framlingham

A charming 2 bedroom cottage situated within the very heart of Laxfield, within walking distance of the two pubs and Co-op shop.

Hallway, stylish open plan kitchen/dining room, sitting room with wood burning stove, utility cupboard and downstairs cloakroom. Two first floor double bedrooms, both with en-suites. Front and rear courtyard gardens.  
EPC = D

OIEO £350,000

Ref: 7402/C



# New Instruction



## Debenham

An extremely well presented and energy efficient three bedroom semi-detached house with large rear garden, forming part of the exclusive Otters Holt development, just a short distance from the centre of Debenham.

Entrance hall, kitchen, sitting/dining room and cloakroom. Master bedroom with en-suite shower room, two further bedrooms and bathroom. Driveway and garage. Landscaped gardens to the front and rear.

No forward chain.

*EPC = B*

£349,000

Ref: 7269/J



# New Price



## Ashfield - Between Debenham and Framlingham

A stunning rural building plot of over an acre, overlooking adjacent meadow land, with planning permission for an impressive, contemporary dwelling between Ashfield and Earl Soham.

A building plot extending to approximately 1.2 acres (0.49 hectares) with planning permission for the erection of an impressive, contemporary designed dwelling of approximately 2,150 sq ft (200 sqm) offering entrance hall, open-plan kitchen/dining/living room, study, utility room and cloakroom on the ground floor. On the first floor there will be a galleried landing area, principal bedroom with dressing area and en-suite bathroom, two further double bedrooms and an additional bathroom. Generous driveway, double cartlodge and parking area.

£365,000

Ref: 7320/J

# For Sale By Online Auction



## Bucklesham, Nr Ipswich

A three bedroom farmhouse now requiring general renovation, or with scope to be re-built, situated within grounds of 1.25 acres in a rural location within the parish of Bucklesham.

Porch, dining room, kitchen, sitting room and downstairs bathroom. Three first floor bedrooms (one walk-through). Utility room. Ample off road parking, cart lodge, workshops and stores. Mature grounds in all extending to 1.25 acres.  
*EPC = G*

**For Sale By Timed Online Auction - 23rd July 2024**

£350,000

Ref: 7240/C



## Dedham, Nr Colchester

An exciting opportunity to acquire this Grade II\* listed property, perfectly situated in the heart of historic Dedham village.

Ground Floor: entrance hall, kitchen/dining room and shower room. First Floor: sitting room, landing and double bedroom with en-suite bathroom. Second floor: second double bedroom with landing and single bedroom/office.  
Exterior: off road parking for two vehicles.

*EPC = Exempt as Listed*

**For Sale By Timed Online Auction - 24th July 2024**

£210,000

Ref: B165



# For Sale By Online Auction



## Cretingham, Nr Framlingham - Building Plot

A rare opportunity to acquire a building plot with full planning permission for a spacious two bedroom bungalow in the popular and desirable village of Cretingham.

A building plot extending to approximately 0.26 acres (0.1 ha) with planning permission for the erection of a single storey two bedroom dwelling of just over 1,200 sq ft (113 sqm) offering entrance hall, open plan kitchen, dining and sitting room, utility room and cloakroom. Principal bedroom with en-suite shower room, additional double bedroom and bathroom. Driveway and west facing rear garden.

**For Sale By Timed Online Auction - 24th July 2024**

£150,000

Ref: 7379



## Grundisburgh, Nr Ipswich

A former three bed semi-detached local authority house, with a generous plot, located in the popular village of Grundisburgh near Woodbridge.

Entrance hall, kitchen/dining room, sitting room and ground floor bathroom. Three first floor bedrooms. Enclosed garden to front and generous garden to rear, backing onto fields, on street parking. Gas-fired central heating. *EPC = D*

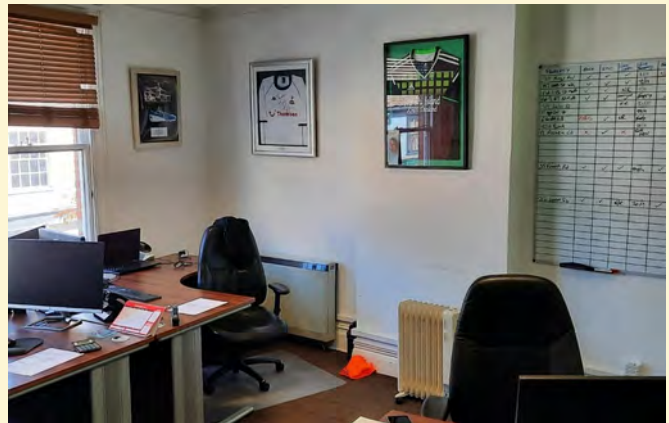
**For Sale By Online Auction - 31st July 2024**

OIEO £135,000

Ref: 7367/B



# For Sale By Online Auction



## Ipswich, close to the Waterfront

Two adjoining substantial commercial properties arranged on lower ground, ground and 2 upper floors, close to the popular Ipswich Waterfront. One property is fully vacant, the other is let as an investment producing £11,500 pa. Two adjoining, 3 storey commercial properties with basement formerly used as restaurant, estate agents, tattoo parlour and other commercial uses. 34 St Peters Street is fully vacant following relocation by Keystone Estate Agents. 32 St Peters Street is let as a whole to the current tenant, trading as Crafty Baba on a 3 year Commercial Lease by Reference from 29.08.23 at a rental of £11,500 pa increasing to £12,000 in 2025.

EPC = Unit 32 B Unit 34 D

**For Sale By Online Auction - 1st August 2024**

£250,000

Ref: B056/RB