

Chartered Surveyors / Estate Agents

Clarke &  
Simpson

# Property Update

Date 5th December 2024

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



Framlingham

Ref: 7491/B

*An exceptionally well appointed four bedroom detached house, situated within an exclusive development of five properties on the edge of the popular town of Framlingham.*

*See page 2*

**Guide Price £675,000**

## 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*



## **Framlingham**

An exceptionally well appointed four bedroom detached house, situated within an exclusive development of five properties on the edge of the popular town of Framlingham.

Entrance hall, sitting room, office/dining room/bedroom 4, kitchen/dining room, utility room and cloakroom. Principal bedroom with en-suite shower room, two further double bedrooms and family bathroom. Large landscaped garden with garden outbuilding. Double garage and ample parking.

EPC = B

£675,000

Ref: 7491/B

# *New Instruction*



## Laxfield, Nr Framlingham

An extremely well presented three/four bedroom house built by Denbury Homes in 2022, on the edge of the desirable village of Laxfield.

Entrance hall, 15' sitting room, 25' open plan kitchen and dining room, utility room and cloakroom. Principal bedroom with en-suite shower room, two further double bedrooms, bedroom four/study and bathroom. Driveway and single garage. Landscaped rear garden with large Indian sandstone patio area.

EPC = B

£449,500

Ref: 7495/J

# For Sale By Online Auction



## Knodishall, Nr Saxmundham

A two bedroom semi-detached former local authority bungalow, located in the popular village of Knodishall, a short drive from the heritage coast.

Sitting room and kitchen. Two bedrooms and a wet room. Gardens to the front and rear. Off-road parking for three to four vehicles.

EPC = C

For Sale By Timed Online Auction - 18th December 2024

OIEO £75,000

Ref: 7477/B

# For Sale By Online Auction



## Alderton, Nr Heritage Coast

A three bedroom semi-detached former local authority house, located in the peninsula village of Alderton.

Entrance hall, sitting room, dining room, kitchen. Three first floor bedrooms and a family bathroom. Large enclosed garden to rear. Off-road parking for two/three vehicles.

EPC = D

For Sale By Timed Online Auction - 18th December 2024

OIEO £100,000

Ref: 7478/B

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[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk) 01728 746323

Campsea Ashe,  
Nr Wickham Market,  
Suffolk IP13 0PS

**Clarke &  
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[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

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