

*A newly renovated three bedroom detached house with off-road parking and good size rear garden, set along Street Farm Road in the centre of Saxmundham.*

Guide Price  
£320,000 Freehold  
Ref: P7646/J

Delap House  
Street Farm Road  
Saxmundham  
Suffolk  
IP17 1AL



Entrance lobby, sitting room, dining room, well fitted kitchen and cloakroom.

Three bedrooms and bathroom.

Off-road parking for two vehicles.

Storage shed.

Fully enclosed rear garden.

#### Contact Us



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

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

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The property is set along Street Farm Road in the centre of the popular market town of Saxmundham. The town offers a good selection of local shops, supermarkets (including Waitrose and Tesco), public houses and restaurants. There is also a medical centre and a railway station with daily trains via Ipswich through to London's Liverpool Street.

Within 3 miles of Saxmundham is Snape Maltings. As well as being home to Aldeburgh Music and the internationally renowned concert hall, hosting a wide range of concerts and festivals throughout the year, it also benefits from a number of bespoke retail outlets, including a well regarded food hall and interiors store, boutiques, antique centre, gallery, cafes and a pub, the Plough & Sail. Snape Maltings also hosts regular Farmers' Markets.

Suffolk's Heritage Coast, with the popular resorts of Southwold, Walberswick, Dunwich, Aldeburgh and Thorpeness, is within about 5 miles. The historic market town of Framlingham lies about 7 miles to the west where there are schools in both the state and private sector, along with further shopping facilities. The county town of Ipswich, with direct rail links to Norwich to the north and London to the south, is approximately 21 miles to the south-west.

## Description

Delap House is believed to originally date from the 1950s, but has recently undergone an extensive programme of renovation and refurbishment to create a spacious, light and energy efficient three bedroom detached house with off-road parking within walking distance of all the facilities Saxmundham has to offer.

In all, the accommodation extends to over 1,000 sq ft (96.7 sqm) and comprises an entrance lobby, sitting room, dining room, kitchen and cloakroom on the ground floor. On the first floor there is a landing, two generous double bedrooms, a single bedroom and a well fitted bathroom.

Outside there is a shingled driveway for the parking of two vehicles with EV charging point, together with hard landscaped paved areas to the front. At the rear is a fully enclosed garden, that has been turfed for ease of maintenance.

Being a newly refurbished house it is energy efficient with an EPC rating of C. This was achieved by adding external insulation to the exterior of the property and roof space, as well as installing an energy efficient combination gas boiler that serves the central heating and hot water systems. Fibre cabling has also been installed for high speed broadband connection.







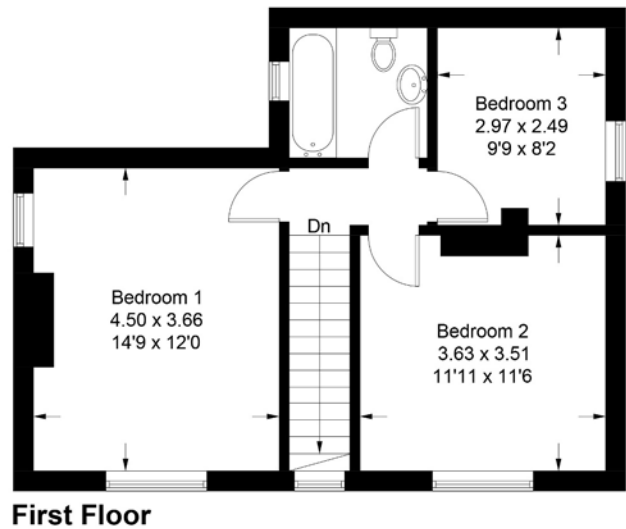
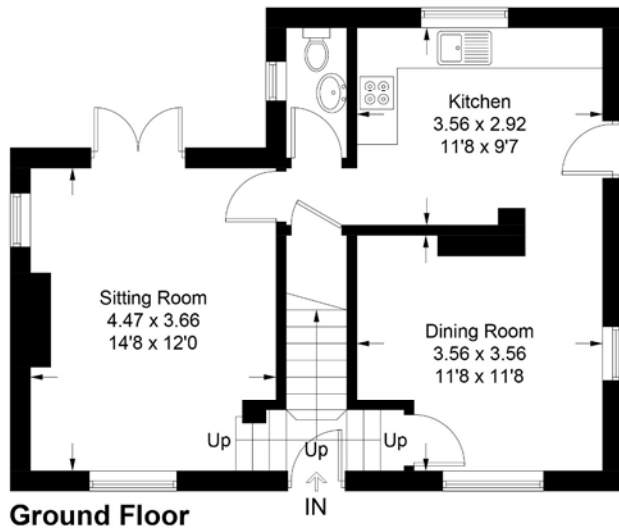






## Delap House, Saxmundham

Approximate Gross Internal Area = 96.7 sq m / 1041 sq ft



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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains electricity, water, gas and drainage connected. Combination gas boiler serving the hot water and central heating systems.

**Broadband** To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. NB Fibre cabling has been connected to the property.

**Mobile Phones** To check the mobile phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = C

**Council Tax** To be assessed.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/ transfer plan.
2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

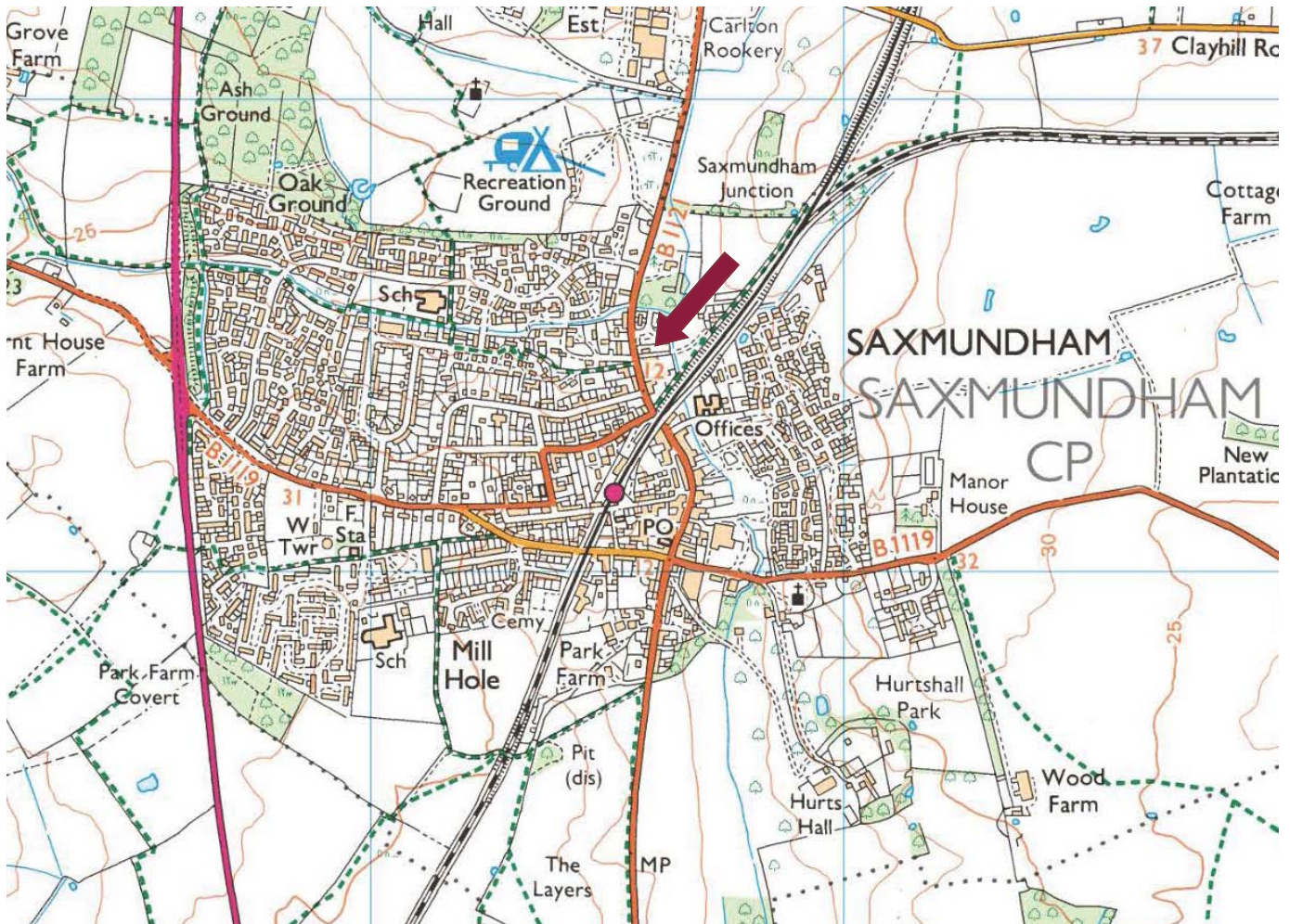
**June 2025**



## Directions

Travelling in a northerly direction on the High Street (B1121) continue through the centre of the town turning right onto Street Farm Road just before the railway bridge. Continue along Street Farm Road for a short distance where the properties will be found on the left hand side.

For those using the What3Words app: [///triangles.cobble.seasonal](https://www.what3words.com/#!/triangles.cobble.seasonal)



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