

A modern, semi-detached, two-bedroom house, tucked away along a no-through road in the village of Benhall, just six miles from the Heritage Coast.



Guide Price

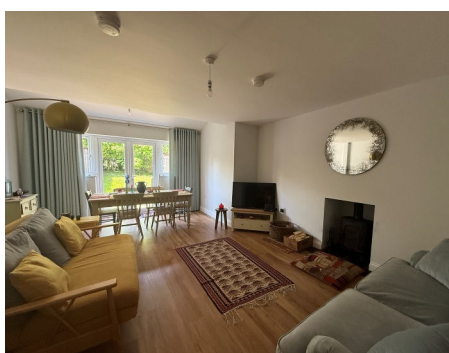
£267,500

Freehold

Ref: P7889/MC

Address

2 Brookfields
Aldecar Lane
Benhall
Suffolk
IP17 1HN



Entrance hall, kitchen, sitting/dining room and cloakroom.
Principal bedroom with en-suite, double bedroom and bathroom.
Designated parking spaces and garden.

No forward chain.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU

T: 01728 724200
email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

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

Location

The four new houses are located along Aldecar Lane which is a no through lane within walking distance of the centre of Benhall. Benhall is situated amongst most attractive, gently undulating countryside within the upper reaches of the Alde Valley and benefits from a primary school and Farm Shop. It is convenient for the A12 which provides easy access to Woodbridge and onto the County Town of Ipswich. The market town of Saxmundham with its good local facilities, including Waitrose and Tesco supermarkets, is just 2 miles away. From Saxmundham there are train services to Ipswich with through trains to London's Liverpool Street Station. Aldeburgh, is approximately 6 miles and also within a short distance is the world famous Snape Maltings and concert hall.

Description

2 Brookfields is a semi-detached, two bedroom house located on a no-through road in a delightful location within the village of Benhall, just 6 miles from the Heritage Coast. Built in 2020, the property benefits from the remainder of the 10 year new home warranty. The central heating system is served by an air-source heat pump, with underfloor heating throughout the ground floor and radiators serving the first floor.

The front door opens into the entrance hall which provides access to the kitchen, sitting/dining room and cloakroom. The kitchen overlooks the front of the property and is fitted with a range of matching wall and base units, an inset stainless steel sink and woodblock-effect work surfaces. Integrated appliances include a slimline dishwasher, electric oven, four-ring hob with extractor above, together with space and plumbing for a washing machine. The sitting/dining room has windows and French style doors opening out onto the rear garden. This spacious room has a woodburning stove and a useful built-in understairs storage cupboard. The cloakroom comprises a WC, handwash basin and extractor fan. Also accessed from the entrance hall is the airing cupboard, housing the hot water cylinder.

Stairs rise to the first-floor landing which provides access to both bedrooms and the bathroom. The principal bedroom is a spacious double room overlooking the rear garden and benefits from an en-suite shower room comprising a walk-in shower with tiled surround, WC, handwash basin and extractor fan. Bedroom two is a further double bedroom and has windows to the front. The bathroom has an obscured glazed window to the front and comprises a bath with shower over and tiled surround, WC, wash hand basin and extractor fan. The landing also provides access to a useful storage cupboard and a loft hatch.

Outside

The property is approached from the road via steps leading to a shared pathway, which in turn leads through the front garden to the entrance porch of No. 2. The rear garden enjoys a north-westerly aspect and can be accessed via a side gate. It is predominantly laid to lawn with a paved patio area and is partially enclosed by timber panel fencing.

A shared driveway serves the four properties at Brookfields, with No.2 benefiting from two allocated parking spaces as well as a share in the communal area.









2 Brookfields, Benhall

Approximate Gross Internal Area = 80.2 sq m / 863 sq ft

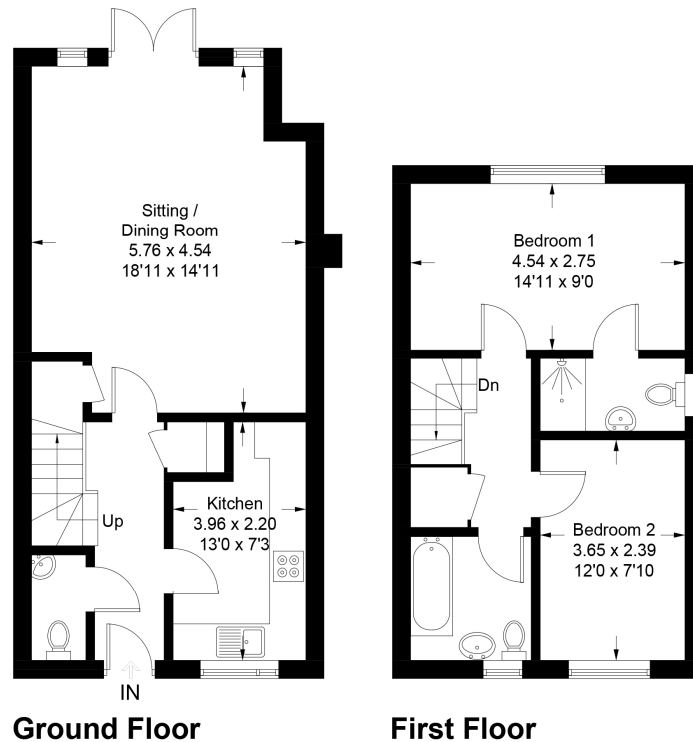


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1296909)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, and electricity. Air-sourced heat pump serving the central heating system.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

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 = B (Copy available from the agents upon request).

Council Tax Band B; £1,762.34 payable per annum 2026/2027

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

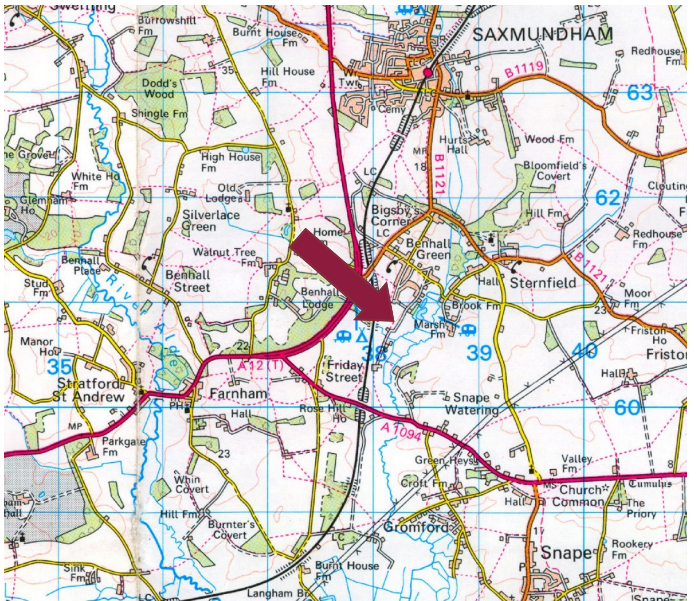
NOTES

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.

3. There are four dwellings at Brookfields. The four households have a share of the communal area with two allocated parking spaces for each house. The seller has paid 25% of any communal costs such as hedge cutting.

May 2026



Directions

From the A12 heading north proceed through Stratford St Andrew and take the next right towards Saxmundham and Benhall. Proceed along the road (B1121) and take the right signposted Benhall Green and the primary school. Proceed past the primary school on the left hand side and take the third road on the right which is Aldecar Lane. The property will be found on the right hand side with the driveway at the far end. The two parking spaces are at the top of the drive immediately on the right.

For those using the What3Words app:
///vacancies.struggle.patching



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.