



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HIGH STREET, WICKHAM MARKET, IP13 ORQ

TENURE : FREEHOLD

GUIDE PRICE £600,000

- 2117 Square Feet (EXC Garage) • Stunning Views
- 4 Beds & 3 Rec Rooms • Study/Dressing Room
- Principle Bedroom & En-Suite • Double Garage & Driveway

THE ACCOMMODATION



Entrance Hall With window to front aspect and stairs off to the first floor. Doors lead to the...

Cloakroom Fitted with a WC and wash basin.

Living Room *4.91m x 3.70m (16' 1" x 12' 2")* With dual aspect windows, and fireplace with inset wood-burning stove.

Snug *3.88m x 3.22m (12' 9" x 10' 7")* With an open fireplace, and double-doors overlooking and giving access to the garden.

Kitchen/Dining Room *4.16m x 5.02m (13' 8" x 16' 6")*
(max measurements provided) Fitted with a range of wall and base cabinets, work surfaces, inset sink/drain unit, cooking range, cooker hood, plumbing for dishwasher, tiled floor, door to the utility room and glazed double doors leading to the...

Conservatory *4.48m x 3.66m (14' 8" x 12')* With a fantastic outlook and double doors to the garden.

Utility Room *3.84m x 2.52m (12' 7" x 8' 3")*
(Max measurements) With fitted cabinets, work surface, plumbing for washing machine, wall-mounted boiler, door to the garden and to the garage.

First Floor Gallery Landing With stairs off to the second floor, airing cupboard and doors to...

Bedroom Two *4.58m x 3.33m (15' x 10' 11")* A good double bedroom with window to side aspect looking over the river and fields beyond.

Bedroom Three *3.82m x 3.33m (12' 6" x 10' 11")* Another good double with view towards the mill and over the river.

Bedroom Four *3.49m x 3.33m (11' 5" x 10' 11")* A fourth double with window to the side aspect.

Study/Dressing Room *2.31m x 1.57m (7' 7" x 5' 2")* A flexible space that could be converted to an En-Suite to Bedroom Three.

Family Bathroom Fitted with a panelled bath with shower over, WC and wash basin.

Bedroom One & En-Suite *8.18m x 3.57m (26' 10" x 11' 9")* (primary measurements - excludes En-Suite)

A very large bedroom with a dressing area, stunning view and a large En-Suite Bathroom; fitted with a corner bath, shower enclosure, wash basin and WC.

Outside The wraparound gardens comprise an initial shingled driveway with off road parking for several cars and access to the garage, which measures 5.52m X 5.38m (18'2" x 17'8") and has two up-and over doors (one electrically operated), and has power and light connected, there are a number of seating areas, patio, lawn and well-stocked planting beds, and shed. The boundary runs to the middle of the river.

Agents Note Flood defences are fitted, but have never had to be used by the current owners.



THE PROPERTY & LOCATION

A spacious and well maintained family home with stunning views over the river, fields and the neighbouring Mill! The generous accommodation comprises an entrance hall, living room, snug, kitchen/breakfast room, conservatory, utility room and cloakroom, three good-sized bedrooms, a dressing room/potential en-suite and family bathroom on the first floor and a large principle bedroom with dressing area and en-suite on the second floor. The property is fully double-glazed, gas centrally heated and has a pretty wrap around garden, plenty of parking and a double garage.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : F

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given