



18 Church Road, Wickham St. Paul

Guide Price £620,000

LEE WILKINSON

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Lee Wilkinson Estate Agents are pleased to present this superb, spacious family home, in the sought after village of Wickham St Paul. The property is set on a quiet lane with large master bedroom, with en-suite shower room, three further bedrooms, dual aspect sitting room, and a dining room with plenty of space. The kitchen has recently been refitted and provides seating at a large breakfast bar. The utility room is also a great size. The gardens are mainly to the front and rear of the property, with large workshop to the side. Parking is to the rear, with plenty of space for four vehicles, which in turn leads to the double garage, providing further parking or storage. Wickham St Paul is a small village, which benefits from well regarded public house and farm shop which also sells a range of groceries. Wickham St Paul is around five miles from Halstead and just over five miles from the larger town of Sudbury.

Property Ref; LW0712





Part glazed entrance door, with windows either side into;

Entrance Hall

A lovely light, spacious room. Stairs to first floor with understairs storage cupboard. Doors through to;

Sitting Room

6.49m x 3.98m (21'3" x 13'0")

Feature LPG gas fireplace, with wooden surround and stone hearth. Window to front aspect and double doors onto the rear garden patio area.





Dining Room

3.38m x 3.97m (11'1" x 13'0")

Window to front aspect, wood effect flooring.

Kitchen/Breakfast Room

2.98m x 3.97m (9'9" x 13'0")

Recently refitted kitchen now providing a modern and functional space, which is fitted with a range of both wall, full height and base units with 1½ bowl acrylic sink and drainer inset, with mixer tap over. Integral dishwasher and under-counter fridge. Eye-level Neff oven, separate four ring gas hob with extractor over, and glass splashback behind. Breakfast bar which comfortably seats four people. Window to rear aspect with views over the rear garden. Door through to;

Utility Room

3.33m max x 3.85m max (10'11" x 12'7")

Fitted with a range of wall and base units under worksurface, with 1½ bowl stainless steel sink and drainer inset, and mixer tap over. Large double storage cupboard, with space and plumbing for washing machine, dryer and large fridge/freezer. Tiled floor. Large window and part glazed door into rear garden.

Cloakroom

1.73m x 0.85m (5'8" x 2'9")

W/C and cloakroom hand basin.

1st Floor - Landing

Galleried landing with airing cupboard. Access to loft space and doors through to;

Master Bedroom

6.49m x 3.98m (21'3" x 13'0")

An impressively spacious and light room, provided by the dual aspect windows, with both front and rear aspects having lovely views over the gardens and farmland beyond. Wood effect floor and door through to;

Ensuite shower room

2.75m max x 1.57m max (9'0" x 5'1")

Three piece suite comprising shower enclosure with thermostatic shower within, W/C and hand basin set into vanity unit with storage under. Tiled floor and part tiled walls. Illuminated mirror wall cabinet, and obscured window to rear aspect.





Bedroom 2

3.38m x 3.98m (11'1" x 13'0")

Window to front aspect, with field views.

Bedroom 3

2.99m max x 3.98m max (9'9" x 13'0")

Window to rear aspect.

Bedroom 4

2.61m x 2.7m (8'6" x 8'10")

Two windows to front, with lovely views beyond the garden.



Bathroom

2.8m x 2.01m (9'2" x 6'7")

Four piece suite comprising double ended bath with centre tap, corner shower enclosure with thermostatic shower within, W/C and counter top wash basin, with storage under. Mirrored wall cabinet, tiled floor and part tiled walls. Obscured window to rear aspect.

Outside

Double Garage

5.21m max x 5.1m max (17'1" x 16'8")

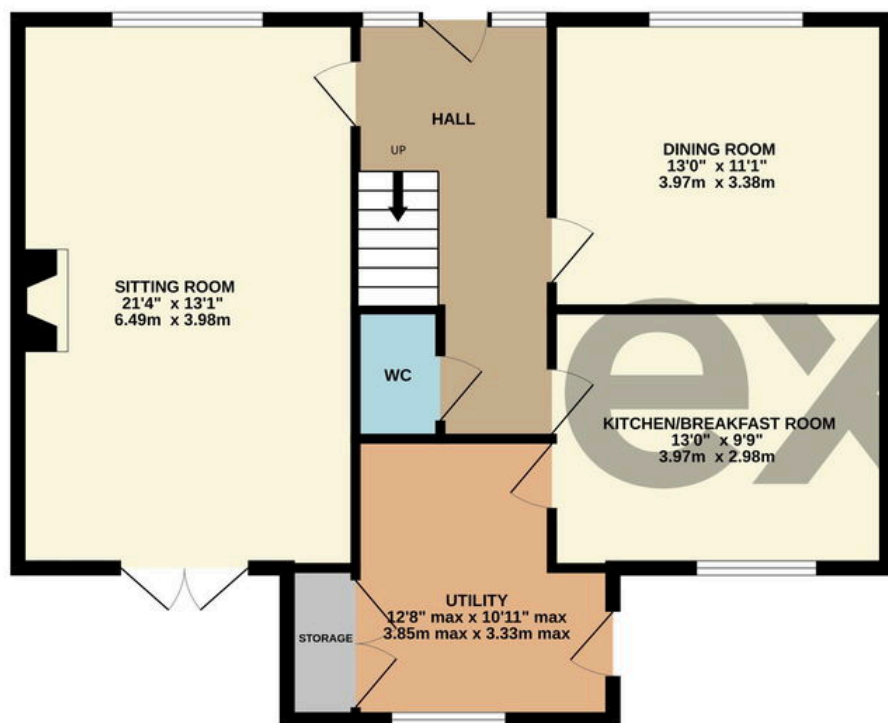
Up and over doors, and fitted with power and light. Obscured window to rear aspect and personal door into the rear garden.



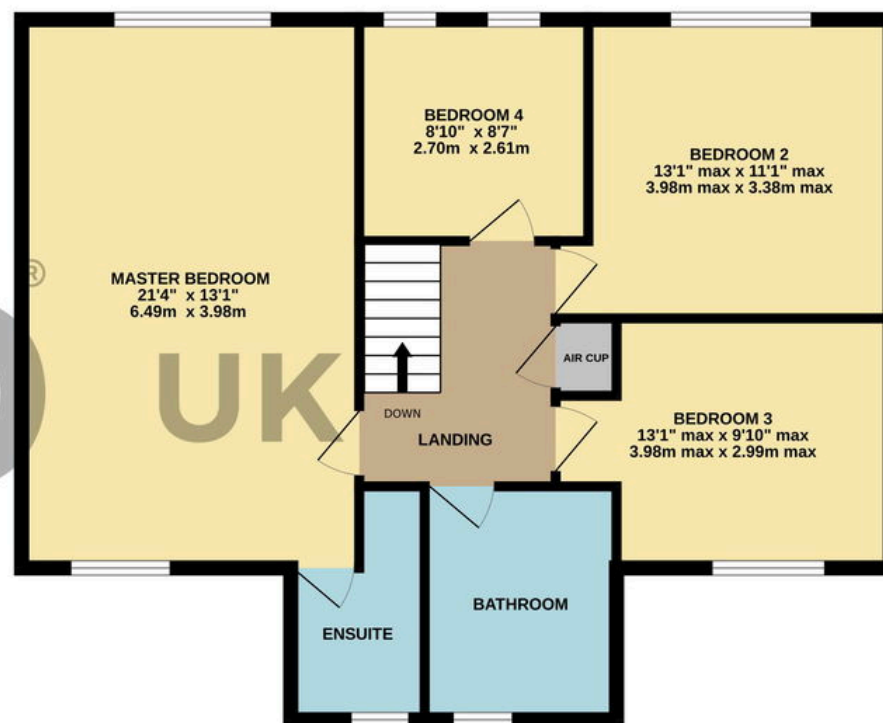
Outside

To the front of the property is a lovely secluded garden, set behind mature hedging, offering a fantastic level of privacy. Mainly laid to lawn with well maintained trees interspersed. Wooden arbour over patio seating area. Some raised borders, planted with shrubs and flowers. Access gate to the side of the property leading into the rear garden. The front garden is enclosed by both wooden fencing and mature hedging. The side of the property benefits from a large workshop/storage shed, with double doors, and fitted with power and light. The rear garden is designed to be easy maintenance, and is laid to both patio and pebbles. Three further various sized storage sheds. Raised wooden sleeper borders, two wooden pergolas, and two patio seating areas, providing the perfect setting for outdoor entertaining. The garden is enclosed by wooden fencing, and is interspersed with mature shrubs and flowers. To the rear of the garden is a wooden gate, which leads out to the shingled driveway parking area, which provides off road parking for up to four vehicles and in turn leads to the garage.

GROUND FLOOR
784 sq.ft. (72.9 sq.m.) approx.



1ST FLOOR
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 1575 sq.ft. (146.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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