



Lawns Courtyard, Broad Road, Wickham Market, IP13 0RJ

welcome to

Lawns Courtyard, Broad Road, Wickham Market

A characterful cottage situated in a popular location of Wickham Market. The property boasts from a spacious lounge with a wood burning stove, kitchen with spacious for appliances, cloakroom, two bedrooms one of which has an en-suite, paved courtyard garden and off road parking.

Location

Situated in a prominent position on Broad Road and is just 50 yards from Wickham Market square and village centre. The village itself benefits from a useful range of shops together with a Health Centre, library, primary school and newly built Co-op supermarket. There is a railway station at Campsea Ashe (about two miles away) with connections at Ipswich to London's Liverpool Street station.

As well as a primary school in Wickham Market itself, there are excellent schools in both the state and private sector within easy reach, including Brandeston Preparatory School, Framlingham College, Thomas Mills, Farlingaye High Schools, and Woodbridge School.

The historic town of Framlingham is approximately six miles away and the attractive market town of Woodbridge five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12 is within a mile and provides good links to the rest of the region including the Heritage coastline, which itself is within nine miles.

Accommodation

Entrance Porch

Dual aspect double glazed windows, side aspect double glazed door, fitted seating area and door leading into;

Entrance Hall

Stairs leading to the first floor with a fitted storage cupboard underneath, radiator, carpet and doors leading to;

Cloakroom

Low level flush wc, wash hand basin in vanity unit with added storage underneath, radiator, part tiled walls and carpet.

Lounge

17' 2" x 11' 11" (5.23m x 3.63m)

Two rear aspect double glazed windows, front aspect single glazed window, two radiators, carpet, wood burning stove with tile surround, tv and telephone points.

Kitchen

11' 11" x 7' 6" (3.63m x 2.29m)

Dual aspect double glazed windows. Fitted kitchen with wall and base units, inset sink, one and a quarter bowls, part tiled walls, work surfaces, recessed spot lights, radiator, wall mounted gas boiler, spaces for full height fridge/freezer, washing machine and tumble dryer, integrated electric oven and gas hob with extractor fan.

Landing

Velux window, carpet, built in wardrobe and storage cupboard with fitted shelves. Doors to;

Bedroom One

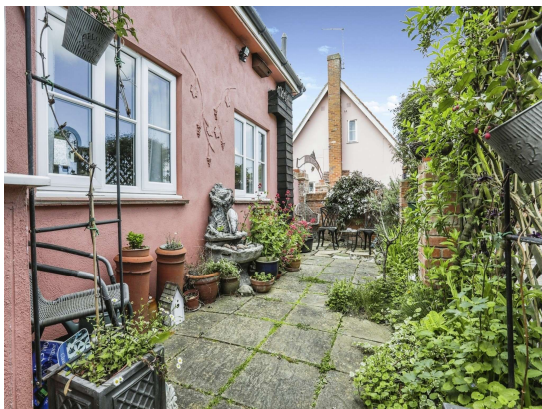
13' 7" x 11' 11" (4.14m x 3.63m)

Rear aspect double glazed window, loft hatch, carpet, radiator, eaves storage and built in double wardrobe. Door to;

En-Suite

Side aspect double glazed window, low level flush wc, wash hand basin in vanity unit with added storage underneath, shower cubicle with fully plumbed shower, part tiled walls and heated towel rail.





Bedroom Two

9' 5" x 7' 10" (2.87m x 2.39m)

Velux window, loft hatch, carpet, radiator and built in airing cupboard.

Outside

The garden is located to the front of the property and has a paved courtyard with a few mature shrubs and bushes with space for plant pots and outdoor chairs.

Services

Mains Gas

Mains Water

Mains Electricity

Mains Drainage

Council Tax Band: B



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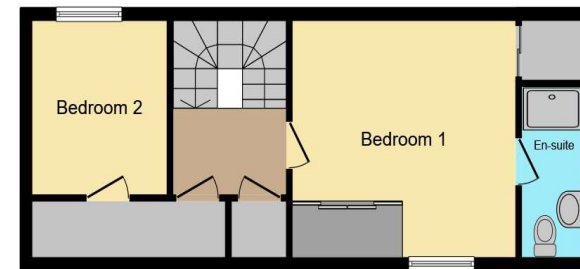
- Characterful Cottage Situated In A Popular Location
- Spacious Lounge With A Wood Burning Stove
- Kitchen With Spaces For Appliances
- Downstairs Cloakroom
- Two Bedrooms, Master With En-Suite

Tenure: Freehold EPC Rating: D

£240,000



Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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Property Ref:
FLH104583 - 0007

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