



Gospel Hall Close, Wickham Market, IP13 0QW


william
h brown

welcome to

Gospel Hall Close, Wickham Market

Guide Price £380,000 - £400,000 This delightful detached three bedroom home not only provides comfort and convenience but also the chance to enjoy the delightful ambiance of village life while embracing the beauty of nature just beyond your doorstep.

Location

The village of Wickham Market 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 Hall

Double glazed entrance door and window to front aspect, radiator, stairs to first floor with two storage cupboards under.

Shower Room

Three piece suite comprising of enclosed tiled shower, low level WC and pedestal wash hand basin. Extractor fan, heated rail and obscure double glazed window to front aspect.

Living Room

15' 5" x 9' 2" (4.70m x 2.79m)
Dual aspect with double glazed window to front and double glazed French doors into rear garden.
Electric fire with surround and radiator.

Kitchen, Dining Room

15' 8" x 9' 2" (4.78m x 2.79m)
Base and eye level units with adjoining worktop, space for fridge/freezer and washing machine, integrated oven with gas hob and extractor hood over, sink with mixer tap. Enclosed wall mounted boiler. Tiled splashbacks. Breakfast bar. Radiator.
Double glazed French doors into rear garden.

Landing

Double glazed window to rear aspect.

Bedroom One

15' 5" x 9' 2" (4.70m x 2.79m)
Carpeted flooring, radiator, double glazed window to front aspect and two roof windows to rear aspect.

Bedroom Two

11' x 9' 2" (3.35m x 2.79m)
Carpeted flooring, radiator and double glazed window to rear aspect.

Bedroom Three

8' 10" x 7' 5" (2.69m x 2.26m)
Carpeted flooring, radiator and two double glazed roof windows to front aspect.

Bathroom

Three piece suite comprising of enclosed tiled bath with shower over, low level WC and pedestal wash hand basin. Extractor fan, heated rail and obscure double glazed window to front aspect.

Outside

Front Garden

Block paved to allow off road parking for one car and access to garage. Landscaped gardens with pathway leading to front door.

Rear Garden

Fence enclosed, mostly laid to lawn with a shingled area leading from the living room and kitchen, and a further shingled area to the rear of the garden. Flower bed borders and gate to provide side access. Overlooking country fields.

Garage

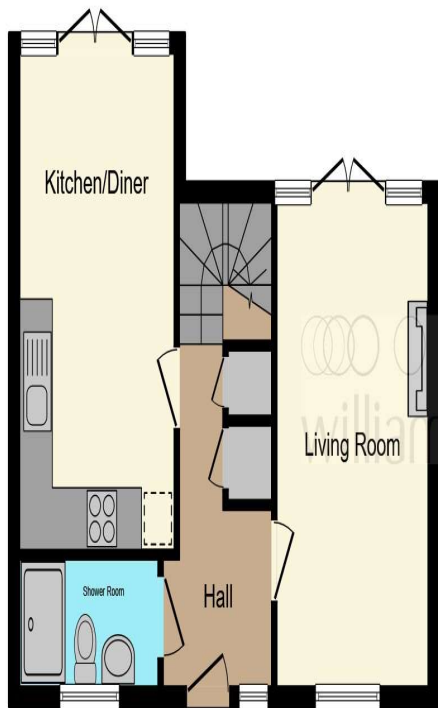
Barn style doors with power and light throughout.

Services

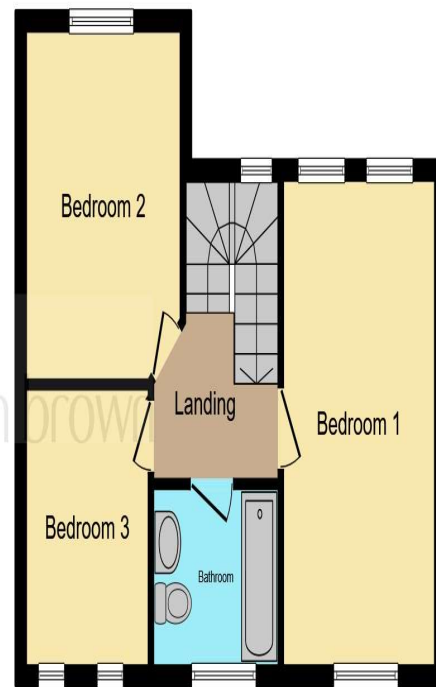
Mains Electricity
Mains Gas
Mains Water
Mains Drainage

Agents Note

There is a communal maintenance charge of approximately £200 per annum.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Gospel Hall Close, Wickham Market

- Guide Price £380,000 - £400,000
- 10 Year Old Detached House With Field Views To The Rear
- Off Road Parking & Detached Garage
- Three First Floor Bedrooms
- First Floor Bathroom & Ground Floor Shower Room

Tenure: Freehold EPC Rating: C

guide price

£380,000 - £400,000



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Property Ref:
FLH105023 - 0002

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