



**The Drift, Wickham Market, IP13 0TD**

## **welcome to**

### **The Drift, Wickham Market**

With a combination of character, modern amenities, and outdoor space, this cottage is a wonderful opportunity for those seeking a cosy yet functional home.

#### **Location**

Situated in a prominent position, just a short stroll to 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**

##### **Living Room**

15' 3" x 12' 6" ( 4.65m x 3.81m )

Double glazed entrance door into living room with brick flooring and fireplace, radiator, beams and window to front aspect.

##### **Kitchen**

11' 2" x 6' 6" ( 3.40m x 1.98m )

Base and eye level units with adjoining worktop, integrated double oven and electric hob with extractor hood over, integrated fridge/freezer and dishwasher. Ceramic butler sink with mixer tap over. Tile splashbacks. Double glazed window and door into rear garden.

##### **Shower Room**

Three piece suite comprising of enclosed shower, low level WC and vanity wash hand basin. Tiled flooring and part tiled walls, heated towel rail and obscure double glazed window to rear aspect.

##### **Landing**

##### **Bedroom One**

15' 11" x 9' 5" ( 4.85m x 2.87m )

Carpeted flooring, radiator and double glazed window to front aspect.

##### **Bedroom Two**

15' 5" x 8' 9" ( 4.70m x 2.67m )

Carpeted flooring, radiator and double glazed window to rear aspect.

##### **Outside**

###### **Front Garden**

Hedge enclosed with various trees, shrubs and path to front door.

###### **Rear Garden**

Fence enclosed, patio and pergola, with various mature shrubs throughout. Gate to rear access to off road parking.





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## **The Drift, Wickham Market**

- Red Brick Cottage
- Situated In A Quiet Cul-De-Sac
- Desirable Wickham Market Location
- Two Double Bedrooms
- Ground Floor Shower Room

Tenure: Freehold EPC Rating: D

# £230,000



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](http://www.focalagent.com)

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