



**Bredon Chapel Lane, Wickham Market Woodbridge IP13 0SD**



**welcome to**

**Bredon Chapel Lane, Wickham Market Woodbridge**

\*\* GUIDE PRICE £350,000 - £360,000 \*\*A well presented three bedroom detached family home, with a large rear garden and garage, situated in the popular village of Wickham Market.



### **Entrance Hall**

Accessed via the double glazed front door, radiator, stairs to first floor and doors to...

### **Integral Garage**

18' 3" x 9' 3" ( 5.56m x 2.82m )

Entered through a door off the hallway. Electric roller doors, wall mounted gas fired combination boiler, water softener, space and plumbing for washing machine and tumble dryer. Door to...

### **Cloakroom**

Two piece suite comprising low level WC and wall mounted wash hand basin.

### **Kitchen / Diner**

21' 3" x 9' 9" ( 6.48m x 2.97m )

Dual aspect, with double glazed windows to front and side and door to side, radiator and tiled floor. The kitchen is made up a one and a quarter sink unit with a mixer tap over, adjoining work surfaces with tiled splash backs, under cupboards, drawers and matching eye level base units. There is space and plumbing for a dish washer, an integral electric cooker and double oven with an extractor hood over.

### **Lounge**

22' 8" x 13' 1" Max. ( 6.91m x 3.99m Max. )

With large sliding doors to the patio, two radiators.

### **Conservatory**

9' 1" x 9' 2" ( 2.77m x 2.79m )

Hexagonal shaped, with views overlooking the rear garden. Tiled floor and radiator.

### **First Floor Landing**

Accessed from the gallery style stairway. Access to loft space, radiator, doors to...

### **Bedroom One**

11' 9" x 9' 9" ( 3.58m x 2.97m )

With double glazed window to rear and radiator.

### **Bedroom Two**

10' 5" x 9' 9" ( 3.17m x 2.97m )

With double glazed window to rear and radiator.

### **Bedroom Three**

11' 9" x 7' 5" ( 3.58m x 2.26m )

With double glazed window to front, built-in wardrobe and radiator.

### **Shower Room**

Fully tiled, with three piece suite comprising low level WC, pedestal wash hand basin and walk-in shower. Heated towel rail and obscure double glazed window to side.

### **Bathroom**

Partially tiled, with three piece suite comprising low level WC, pedestal wash hand basin and panel enclosed bath. Radiator and obscure double glazed window to front.

### **Outside Front Garden**

An open plan front garden which is mainly laid to shingle, with flower bed borders, gated access to the rear garden, a drive allowing off road parking for two cars and access to the integral garage.

### **Rear Garden**

A large West facing rear garden which is mainly laid to lawn, beautifully maintained mature flower bed borders and a large fig tree. There is a tiled patio directly behind the house with a couple of steps leading up to the lawned garden and a path leading to the gated access to the front. A small feature pond is situated to the right of the garden and to the left is a large wooden shed which shall remain.



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## Bredon Chapel Lane, Wickham Market Woodbridge

- Spacious Three Bedroom Semi-Detached Family Home
- Popular Village Location
- Large Kitchen/Diner
- Conservatory
- Lounge

Tenure: Freehold EPC Rating: D

## Guide Price

# £350,000-£360,000



Please note the marker reflects the postcode not the actual property

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