

# **Orchard Place, Wickham Market Woodbridge IP13 0RU**



## welcome to

## Orchard Place, Wickham Market Woodbridge

Situated within convenient distance of the village square, this spacious three bedroom detached bungalow benefits from driveway parking, garaging, and rear garden.













#### **Entrance Hall**

Window to the front and side, storage cupboard, access to the utility room.

#### Lounge

21' 9" Max. x 14' 10" Max. ( 6.63m Max. x 4.52m Max. ) L shaped. Large window to the front, tiled fireplace with wooden mantel surround, access to the kitchen and inner hall.

#### Kitchen

20' Max. x 12' 4" Max. ( 6.10m Max. x 3.76m Max. ) Window to the side with sink and drainer under, with mixer tap, patio doors to the rear, tiled floor, range of wall and base mounted units, space for fridge/freezer and oven, tiled splashback, airing cupboard, cupboard housing the boiler, stable style door with a Porsha gate. Access to the...

#### **Utility Room**

8' 4" x 8' (2.54m x 2.44m) Wall mounted boiler, water softener, space for white goods, worktops, door to the garage, door to the hallway.

#### **Master Bedroom**

13' 8" x 9' 10" (  $4.17m\ x\ 3.00m$  ) Window to the rear, fitted wardrobes with sliding doors.

#### **Bedroom Two**

11' 4" x 9' 10" (  $3.45m\ x\ 3.00m$  ) Also used as a reception room. Patio doors to the rear, window to the side.

### **Bedroom Three**

9' 10" Max. x 9' 10" Max. ( 3.00m Max. x 3.00m Max. ) Obscure glazed window to the side. built-in wardrobes.

### Wet Room

Tiled walls and floor, shower with seat, floating style wash hand basin, built-in mirror over, obscure glazed window to side, low level WC, heated towel rail, inset ceiling spotlights and extractor fan.

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#### Outside

The property is approached via a resin finish driveway providing parking and giving access to the garage.

#### **Rear Garden**

Accessed from both sides, commencing with a patio area, the garden is mainly landscaped, with raised beds and borders, with mature flowers and shrubs and some mature trees.

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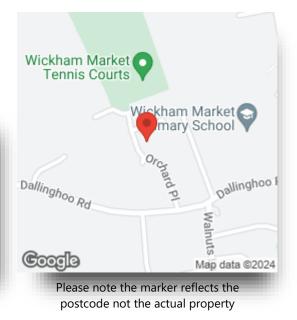
- Detached Bungalow
- Spacious Accommodation
- Driveway and Garage
- Popular Village Location
- Close to Local Amenities

Tenure: Freehold EPC Rating: Awaited

# £350,000







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