



**High Street, Wickham Market Woodbridge IP13 0RD**



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## **High Street, Wickham Market Woodbridge**

This three bedroom cottage style semi-detached, situated in the popular village of Wickham Market, offers extended, great size family accommodation.



### Entrance Lobby

With part glazed front door, under the stairs storage area and access to the dining room.

### Dining Room

10' Max. x 10' 11" Max. ( 3.05m Max. x 3.33m Max. )  
Window to the front with radiator under, archways with feature lighting to either side of the chimney breast, picture rail, door to the entrance hall and door to the...

### Inner Hall

With radiator, tile effect flooring, inset ceiling spotlights, door to the side, access to the...

### Pantry Cupboard

Window to the side, with shelved storage.

### Kitchen

11' 4" x 13' 11" ( 3.45m x 4.24m )  
Window to the front, radiator, patio doors to the rear. Fitted with a range of wall, and base mounted units, wood worktops over, tiled and panelled splashback, Leisure gas range, breakfast bar, Butler sink with flexi mixer tap, wall mounted boiler, integrated fridge freezer.

### Utility Room

5' 11" x 5' 7" ( 1.80m x 1.70m )  
Sink with drainer, window to the side, worktops, space for white goods, extractor fan.

### Lounge

12' 10" x 17' 9" ( 3.91m x 5.41m )  
A triple aspect room with high window to the side, window to the front, window and patio doors to the rear giving access to the patio area.

### Bathroom

Bath with shower over, tiled surround, low level WC, pedestal wash hand basin with mixer tap and tiled splashback over, radiator, inset ceiling spotlights, extractor fan, arched cupboard with shelved storage, obscure glazed window to side.

### First Floor Landing

Exposed floor boards, window to front, loft hatch.

### Master Bedroom

11' 8" Max. x 14' Max. ( 3.56m Max. x 4.27m Max. )  
Double glazed window to the front with radiator under, window to the rear, ceiling and feature wall lights, feature picture rail. Access to the...

### En-Suite

Floating corner wash hand basin with tiled splashback, heated towel rail, bath with shower over and tiled surround, extractor fan, Velux window to the side.

### Bedroom Two

10' x 8' ( 3.05m x 2.44m )  
Window to the side with radiator under, feature picture rail.

### Bedroom Three

11' 1" x 7' 5" ( 3.38m x 2.26m )  
Window to the rear with radiator under, feature picture rail

### Outside Front Garden

The property is approached via steps up to the enclosed gravelled front garden, with pathway to the front and side entrances.

### Rear Garden

Accessed from the side, and enclosed by fencing to one side, and hedge to the other, the rear garden is mainly laid to lawn, with a sunken decked seating area accessed off of the lounge, ideal for outdoor entertaining. There is a further decked area to the side of the property, with patio doors to the kitchen.



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## High Street, Wickham Market Woodbridge

- Cottage Style Semi-Detached
- Two Spacious Reception Rooms
- Ground Floor Bathroom
- Master Bedroom with En-Suite
- Kitchen and Separate Utility Room

Tenure: Freehold EPC Rating: D

offers over

**£298,000**



Please note the marker reflects the postcode not the actual property

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william h brown



**01394 380280**



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,  
IP12 1DH



**williamhbrown.co.uk**