



Broad Road, Wickham Market Woodbridge IP13 0RJ

welcome to

Broad Road, Wickham Market Woodbridge

An impressive semi-detached Victorian era family home, situated in the centre of Wickham Market.



Entrance Hall

Opening onto the original tiled mosaic floor and then turning to exposed wooden floorboards, giving access to...

Lounge

14' 2" Max x 13' 5" Max (4.32m Max x 4.09m Max)
A large bay window to the front allows lots of natural light into this living space. With a gas feature fire inset into the original fireplace, accompanied a beautiful marble mantle on a tiled hearth. This beautiful space is capped off with a lovely ceiling rose to match the character of the exposed wooden floorboards.

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)
Window to the side of the property with a radiator underneath, exposed wooden floorboards. Victorian era fireplace with built in cupboards and shelving either side of the chimney.

Family Room

24' 3" x 9' 10" (7.39m x 3.00m)
A mix of original exposed floorboards and modern stone floor. this room has been extended to the side with a roof lantern and bifold doors to the rear flooding the space in natural light. with windows to the front and side as well. Built in storage cupboard and access down to the cellar this is a great space for entertaining.

Kitchen

9' 9" x 11' 9" (2.97m x 3.58m)
With vaulted ceilings, velux windows to the rear and side along with inset ceiling spotlights this is another bright space. A mix of base and wall mounted units, pan draws and wood effect worktops make up this newly fitted kitchen. A mid height oven with warming draw, electric hob, fridge / freezer are all built in. 1 & 1/4 sink with mixer tap over and draining board. There is also a vertical wall radiator.

Downstairs Wet Room

Velux window to the side, tiled walls, low level w/c, floating style basin, shower, radiator and extractor fan.

Landing

Original banister over the stairs, access to all upstairs rooms and the loft space.

Bedroom One

10' 11" Max x 10' 11" Max (3.33m Max x 3.33m Max)
Two sash windows to the front of the property, an original feature fireplace with built in shelving around the chimney.

Bedroom Two

10' 11" Max x 12' 4" Max (3.33m Max x 3.76m Max)
Sash window to the side, radiator underneath, Feature Victorian fireplace and a ceiling fan.

Bedroom Three

10' 2" Max x 9' 9" Max (3.10m Max x 2.97m Max)
Window to the side, exposed floorboards and feature fireplace. Built in cupboards beside the chimney.

Wet Room

Partially aquaboarded walls, Shower with rain effect head, heated towel rail, large sink with floating storage under, sash windows to the front of the home. Toilet with hidden cistern, inset ceiling spotlights and extractor fan.

Cellar

Access down stairs off the family room, the cellar is currently used as a store room and home office, full power, radiator and lighting with a window up into the family room allowing some much needed natural light. This would make a great space for a home office.

Outside Front

Boarded by a low wall with ornate cast iron fencing above. the front of the property mainly consists of the shingled driveway for many vehicles, with a path leading to the front door and some flower beds to the side and front. Side access via gateway.

Rear Garden

The rear garden commences with a patio seating area, great for entertaining, before stepping up onto the main lawn with apple trees and mature shrub borders. The back portion of the garden is separated into an allotment space where the current owners enjoy growing their own fresh produce. With many raised beds, greenhouse and garden shed.



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welcome to

Broad Road, Wickham Market Woodbridge

- Handsome Victorian Residence
- Many Original Features
- Excellently Sized Family Accommodation
- Heart of Wickham Market
- Two Shower Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£495,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG108944 - 0008

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