

*A well appointed & immaculately maintained, spacious, four-bedroom, detached family home on the popular Hopkins Home development at Wickham Market*

OIEO  
£525,000 Freehold  
Ref: P6660/B  
4 Hall Lane  
Wickham Market  
Woodbridge  
Suffolk  
IP13 0TG



Entrance hall, drawing room, office/snug, large kitchen/dining room, utility room and downstairs cloakroom.

Principal bedroom with en-suite shower room.

Guest bedroom with second en-suite shower room.

Two further double bedrooms and family bathroom.

Attached double garage with off-road parking.

Open plan garden to front and enclosed garden to rear.

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## Location

4 Hall Lane occupies a corner position opposite a recreation area in a quiet cul-de-sac location on the popular Hopkins Home development of Wickham Place. It is within walking distance of the centre of Wickham Market. This thriving community offers a range of local businesses and shops - including a Co-operative supermarket - restaurants, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London which take just over the hour. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius, as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

## Description

4 Hall Lane is a well appointed and spacious family home that was built in 2015 by renowned builders Hopkins Homes and is being sold with the remainder of a ten-year NHBC warranty. The accommodation is well laid out over two storeys and comprises entrance hall, large drawing room, kitchen/dining room with integrated appliances and granite worktops, utility room, office/snug and downstairs cloakroom. On the first floor is a principal bedroom with en-suite, a guest bedroom with further en-suite facilities, two further double bedrooms and a family bathroom. All of the bedrooms have built-in wardrobes. The property benefits from sealed unit double-glazed windows, gas-fired central heating and an air filtration system throughout the house. It is being sold with no onward chain.

It should be noted that there is currently a stairlift at the property, which can be removed between exchange and completion if a purchaser desires.

## The Accommodation

### *The House*

### Ground Floor

A front door opens to the

#### *Entrance Hall*

Stone-style ceramic tiled flooring that runs through the entrance hall and office. Recessed lighting. Stairs rise to the first floor landing. A door leads to the

#### *Drawing Room* 15'11 x 14'11 (4.85m x 4.55m)

Bay window to front and window to side. Redbrick fireplace with multi-fuel stove on a pamment hearth, and wooden mantel and surround. Wall-mounted radiators. Double doors open to the





*Kitchen/Dining Area* 11'0 x 10'0 (3.35m x 3.05m) and 21'10 x 10'0 (6.65m x 3.05m)

The dining area has a wall-mounted radiator and French doors opening out to a paved terrace. The kitchen has windows to rear and ceramic tiled flooring. A matching range of fitted wall and base units with granite breakfast bar and worktop incorporating a one and a half bowl stainless steel Franke sink unit with splashbacks, mixer tap over, water softener with filter, and food waste disposal unit. Integrated dishwasher. Space for appliances. Space for dual-fuel range cooker with stainless steel splashback and extractor hood over. Wall-mounted gas-fired boiler. Wall-mounted radiator, recessed lighting and door to understairs storage cupboard. A door opens to the



*Utility Room*

Space and plumbing for washing machine and dryer. Space for fridge freezer. High level cupboards with rolltop work surface below incorporating a stainless steel sink unit with mixer tap over and tiled splashback. Door to integral garage.

From the entrance hall, a door leads to the

*Office/Snug* 11'0 x 9'7 (3.35m x 2.92m)

Window to front.

### *Downstairs Cloakroom*

Comprising close coupled WC, pedestal hand wash basin with tiled splashback and mixer tap over, recessed lighting, wall-mounted radiator, ceramic tiled flooring and extractor fan.

Stairs in the entrance hall rise to the

## **First Floor**

### *Landing*

Access to loft, wall-mounted radiator, and airing cupboard with pressurised water system and slatted shelving. A door opens to the

### *Principal Bedroom* 15'0 x 13'7 (4.57m x 4.14m)

A dual-aspect room with windows to the front and side. Two built-in double wardrobes with hanging rail and shelf above. Wall-mounted radiator. A door leads to the



### *En-Suite Shower Room*

Arched window to front with plantation shutters. Built-in double shower unit in tiled surround with mains-fed shower over and double sliding doors. Vanity basin with storage units under and shelving to side, with tiled splashback, mirror-fronted cupboard above and shaver point. Close coupled WC, wall-mounted radiator, ceramic tiled flooring and recessed lighting.

### *Bedroom Two* 11'9 x 11'0 (3.58m x 3.35m)

Window to front, built-in double wardrobe with hanging rail and shelf above, and wall-mounted radiator. A door opens to the

### *Second En-Suite Shower Room*

Window to side with obscured glazing. Built-in shower cubicle in tiled surround with mains-fed shower over and concertina door. Close coupled WC and pedestal hand wash basin with tiled splashback, mirror-fronted cupboard above and shaver point. Recessed lighting and wall-mounted radiator.



*Bedroom Three* 14'0 x 10'0 (4.27m x 3.05m)

Currently used as an office. With window to rear, built-in double wardrobe with hanging rail and shelf above, and wall-mounted radiator.

*Bedroom Four* 12'0 x 10'0 (3.66m x 3.05m)

A further double bedroom with window to rear and wall-mounted radiator.

*Family Bathroom*

Window to rear with obscured glazing. Panelled bath in tiled surround with shelf behind, mixer tap over and hand-held shower attachment. Close coupled WC, pedestal hand wash basin with mixer tap over and tiled surround, mirror-fronted cupboard above and shaver point. Recessed lighting and wall-mounted radiator.





## Outside

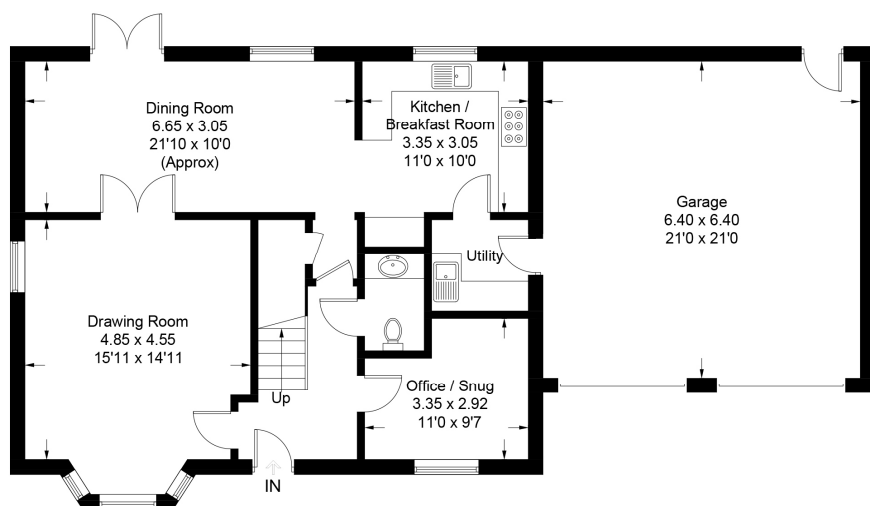
The property is approached from the highway via a shingle driveway that provides off-road parking for two vehicles and leads to a large double garage. This has a personnel door to the rear garden with twin electric up-and-over doors, power and light connected, and storage units.

To the rear of the property is an enclosed garden which is mainly laid to lawn with a paved terrace and pathway leading to the personnel door of the attached double garage. There is a raised seating area, established shrub and flower borders, an outside water tap and bin storage area. To the side of the property is a laundry area with raised beds.

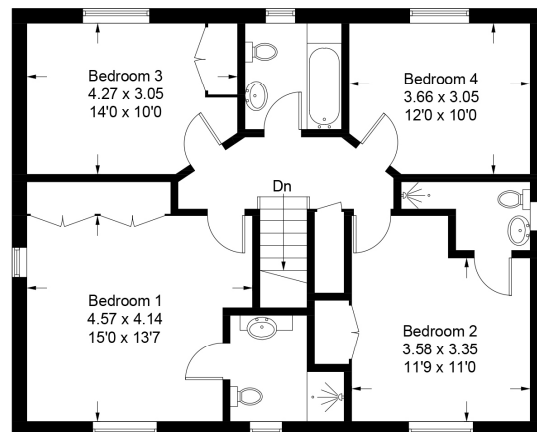


## 4 Hall Lane, Wickham Market

Approximate Gross Internal Area = 208.1 sq m / 2240 sq ft  
(Including Garage)



Ground Floor



First Floor

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Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

**Services** Mains water, gas, electricity and drainage connected.

**Council Tax** Band F; £2,737.73 payable per annum 2021/2022.

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

**EPC Rating** B

**Service Charge** There is an annual maintenance charge payable towards the upkeep of the communal areas. In 2020, this was £131.

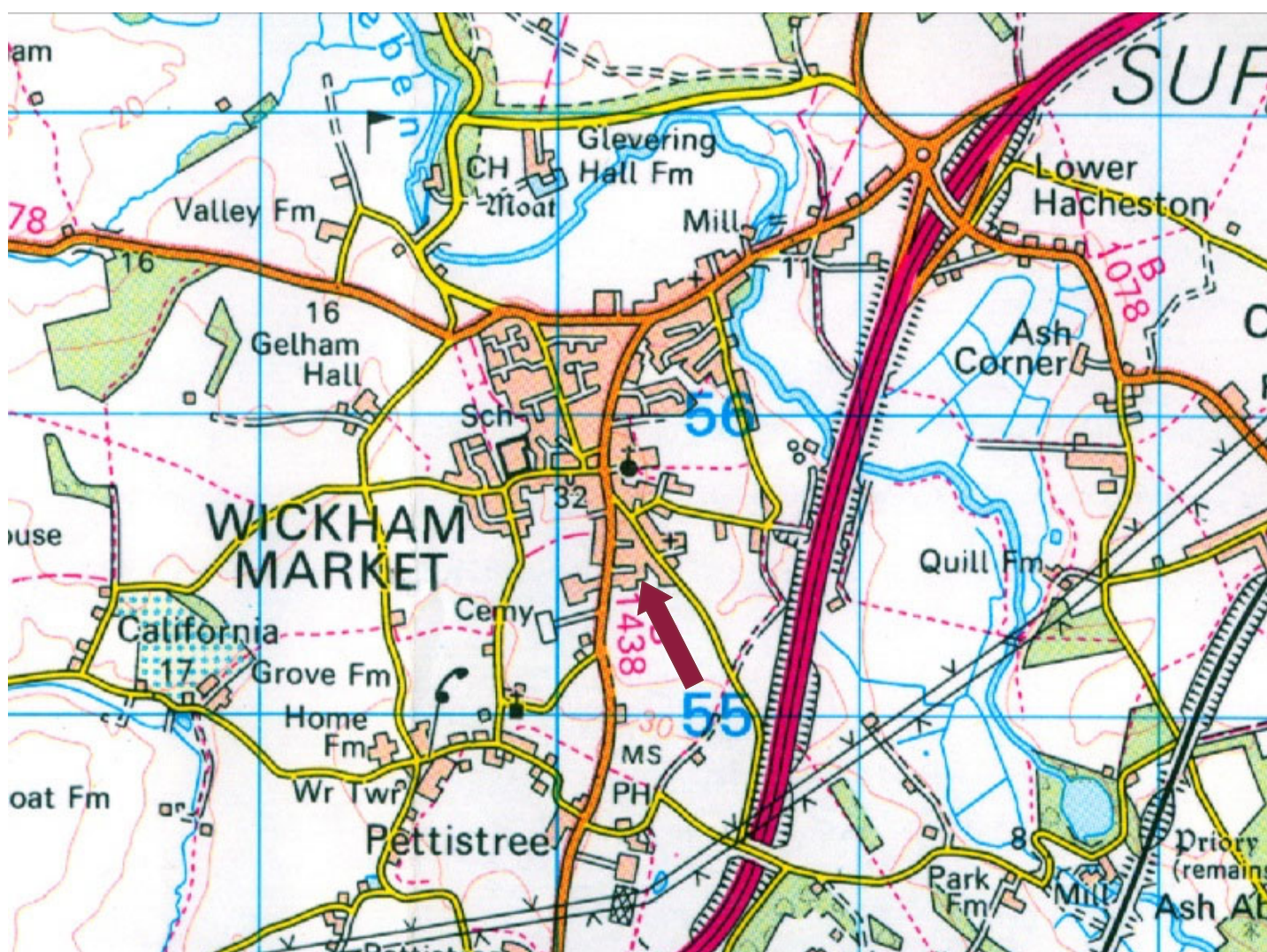
### NOTES

1. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. Interested parties should rely on their own/their surveyors investigations as to the construction type of the property and its condition. No warranty can be given for any of the services or equipment at the property and no tests have been carried out to ensure that heating, electrical or plumbing systems and equipment are fully operational. Any distances, room aspects and measurements which are given are approximate only. Any plans are indicative only and may not be the same as the transfer plan/s. No guarantee can be given that any planning permissions or listed building contents or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise.
2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. The field opposite the property has planning permission for the residential development of 136 new homes. Please visit the East Suffolk planning website for more information, under reference DC/20/2821/EIA.



## Directions

Heading north on the A12, take the first turning on the left to Pettistree/Ufford/Wickham Market. Continue along this road for approximately a mile and take the turning to Morris Road on the right. Take the first turning on the right onto Hall Lane and continue to the bottom of the road, bearing right, and the property will be found immediately on the right.



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