

*A spacious, well appointed, three bedroom detached bungalow occupying a generous plot, close to the heart of the popular village of Wickham Market*

OIEO  
£500,000 Freehold  
Ref: P6671/B  
45 High Street  
Wickham Market  
Woodbridge  
Suffolk  
IP13 0HE



Kitchen/breakfast room, 20'0 sunroom, 21'0 sitting room, dining room and utility room.

Three double bedrooms, shower room and family bathroom.

Detached garage and ample off-road parking.

Generous plot.

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## Location

45 High Street is located 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

45 High Street is a spacious detached bungalow with brick elevations under a tiled roof. The accommodation is well laid out with three reception rooms, kitchen/breakfast room, three good-sized double bedrooms, a family bathroom and separate shower room. During the current vendor's tenure, the property has undergone a schedule of refurbishment and remodelling, including adding the extension to the front to create a large sunroom, which offers flexible use as a family room or office.

The property occupies a generous plot, with gardens to the front and rear, and is approached via a shared drive that gives access to the private driveway, which provides parking for four to six vehicles. This leads to the detached garage/workshop.

The property also benefits from UPVC double-glazing throughout, gas-fired central heating and solar panels (which were installed by the current vendor and benefit from a feed-in tariff of 6.7p per kWh).

## The Accommodation

### *The House*

## Ground Floor

The front door opens to the

*Sunroom* 20'7 x 15'5 (6.27m x 4.70m)

High-level windows to side, windows to front, wall-mounted air conditioning unit, vaulted ceiling and recessed lighting. Bi-fold doors lead to the sitting room, and a further sliding door flanked by an opaque window to side leads to the





### *Inner Hall*

Coat cupboard, built-in airing cupboard with wall-mounted heater and slatted shelving, wall-mounted radiators, and access to loft. Glazed panelled doors lead off to the

### *Sitting Room* 21'0 x 12'6 (6.40m x 3.81m)

Redbrick fireplace with wooden mantel over. Two vertical radiators and wall-mounted lighting. French doors lead out to the terrace, and glazed double doors lead to the



### *Dining Room* 12'9 x 8'5 (3.89m x 2.57m)

Window to rear, wall-mounted radiator and serving hatch to



*Kitchen/Breakfast Room* 12'8 x 9'9 (3.86m x 2.97m)

Window to rear. Range of fitted wall, base and display units with rolltop work surface incorporating a breakfast bar and stainless steel double sink unit with mixer tap over and tiled splashback. Space for range cooker, stainless steel extractor hood over and tiled splashback. Space for fridge. Door to



*Utility Room* 12'4 x 5'0 (3.76m x 1.52m)

Window to rear and door to garden. Space and plumbing for washing machine, dishwasher and tumble dryer. Wall-mounted radiator and gas-fired Worcester combi boiler with shelving to side.

From the inner hall, a further door leads to the

*Shower Room*

Built-in shower cubicle in tiled surround with mains-fed shower over and concertina door. Vanity basin with cupboards under, mixer tap over and tiled splashback. Close coupled WC, vertical towel radiator, extractor fan, recessed lighting and internal window.

*Bedroom One* 13'9 x 12'0 (4.19m x 3.66m)

Window to front and wall-mounted radiator.





*Bedroom Two* 14'8 x 9'0 (4.47m x 2.74m)

Window to front and wall-mounted radiator.



*Bedroom Three* 12'4 x 10'6 (3.75m x 3.20m)

Window to side and wall-mounted radiator.

*Family Bathroom*

Window to side with obscured glazing. Partially tiled and comprising panelled bath with mixer tap over and shower attachment, vanity basin with cupboards under and mixer tap over, cupboard above, vertical towel radiator and extractor fan.





## Outside

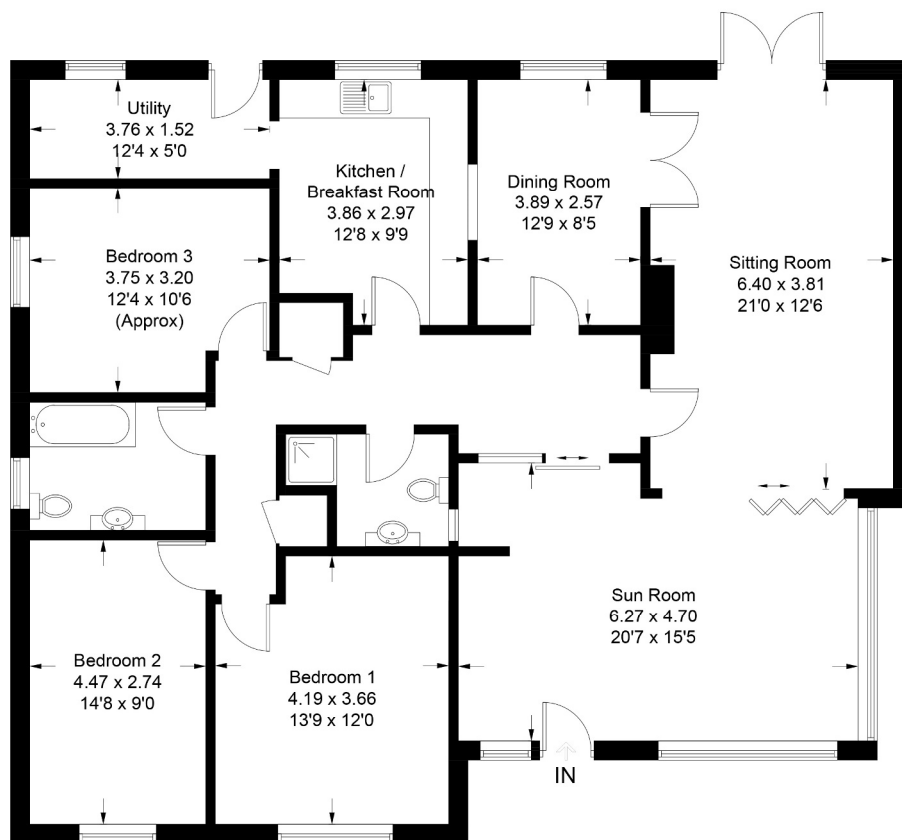
The property is approached via a shared driveway that gives access to a private shingle driveway which provides off-road parking for four to six vehicles. This leads to a detached garage/workshop (20'2 x 17'11) which has windows to the rear and side, personnel door to garden, single electric up-and-over door to the front, power and lighting, and access to the loft via a loft ladder. It also houses the inverter unit for the solar panels. The garage offers the possibility for development, subject to obtaining the relevant planning permission and consents.

The gardens to the front are enclosed by close boarded fencing and hedging, and mainly laid to lawn with established flower and shrub borders. The garden to the rear is mainly laid to lawn with a terrace that abuts the rear of the property, again with established shrub and tree borders. There are three outside taps and a timber shed.



## 45 High Street, Wickham Market

Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft



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

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

**Council Tax** Band E; £2,316.54 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** C

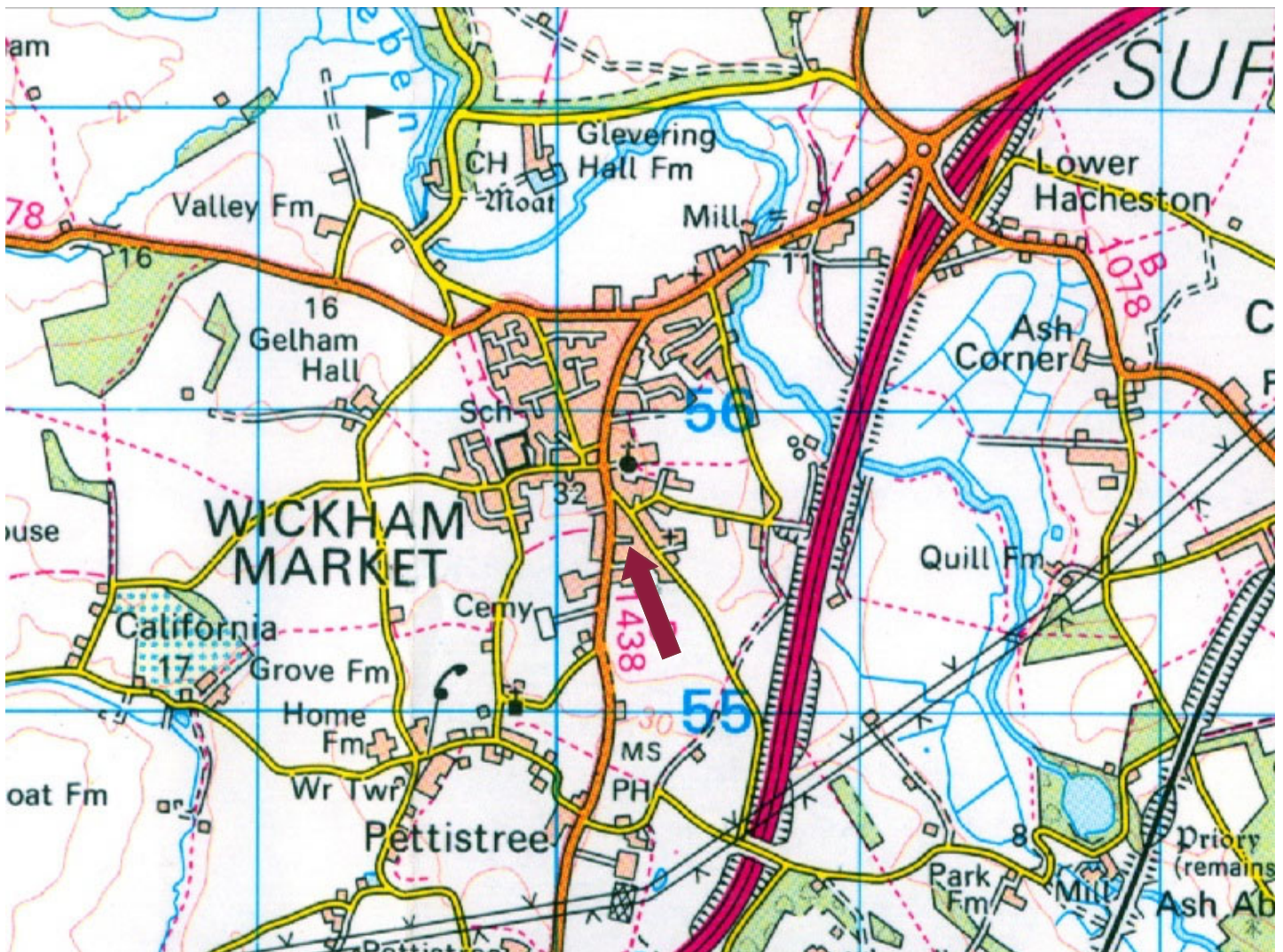
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## Directions

Heading north on the A12, take the first turning on the left to Pettistree/Ufford/Wickham Market. Continue along this road, passing The Three Tuns public house on your left and Suffolk Plant Centre on your right. Continue into the village of Wickham Market, passing the turnings on the right for Morris Road and Featherbroom Gardens. The driveway for 45 High Street is on the right hand side.



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