

*A period, end of terrace, two bedroom cottage with off-road parking space, situated in the very heart of Wickham Market.*

Guide Price  
£215,000 Freehold  
Ref: P7529/C

10 Little Lane  
Wickham Market  
Suffolk  
IP13 0RH



Hallway, sitting room, kitchen/dining room.  
Double bedroom, single bedroom and bathroom.  
Parking space and rear courtyard garden.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 724200

*And The London Office*  
40 St James' Place  
London SW1A 1NS

[email@clarkeandsimpson.co.uk](mailto:email@clarkeandsimpson.co.uk)  
[www.clarkeandsimpson.co.uk](http://www.clarkeandsimpson.co.uk)

## Location

The property is situated on Little Lane, which is a no-through road in the very centre of Wickham Market, and a short distance from the village square. 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.

## Description

10 Little Lane is an end of terrace period cottage of predominantly timber frame construction with rendered elevations under a tiled roof. There is a mixture of timber glazing as well as UPVC double glazed windows. It benefits from a gas-fired central heating system.

A front hall has doors off to the kitchen/dining room and to the sitting room. This dual aspect room has windows to the side and rear of the property as well as a tiled fireplace which is home to a multifuel stove that was installed in 2023. There are two radiators. The kitchen/dining room is fitted with a range of high and low -level wall units including a freestanding double electric oven. There is a granite effect work surface with stainless steel sink. In addition is space for a washing machine. There is a wall-mounted gas-fired combi boiler and windows to the front and rear of the property. A door opens to the rear hallway with exterior door, and stairs rise to the first floor landing. This has a radiator and window to the front of the property and doors off to the two bedrooms and bathroom. The principal bedroom is a good size double with window, radiator and cupboard with slatted shelving. The second bedroom is a single, with radiator and UPVC window to the rear of the property. The bathroom comprises a bath with shower above and glazed screen, WC and washbasin. This also has a radiator and UPVC window.

## Outside

The property is approached off Little Lane and the parking space is situated adjacent to the cottage. Here there is a gate leading to a courtyard which is enclosed by high level walls. It contains shrubs and garden sheds. It is laid with shingle, and paving. On average it measures approximately 27' x 14'.













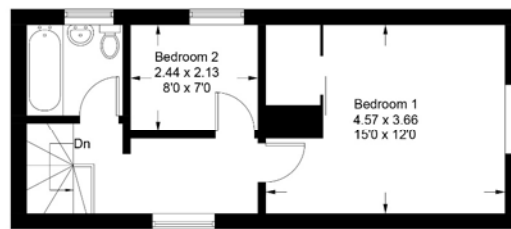




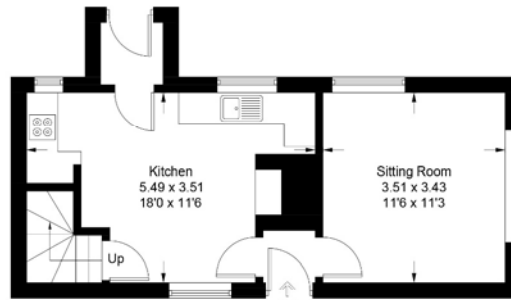


## 10 Little Lane, Wickham Market

Approximate Gross Internal Area = 69.0 sq m / 743 sq ft



First Floor



Ground Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk  
Produced for Clarke and Simpson

**Viewing** Strictly by appointment with the agent.

**Services** Mains water, drainage, electricity and gas. Gas-fired central heating with combi boiler that was installed during the autumn of 2023.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**EPC** Rating = E (Copy available from the agents upon request).

**Council Tax** Band B; £1,654.28 payable per annum 2024/2025

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000

### NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent 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. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

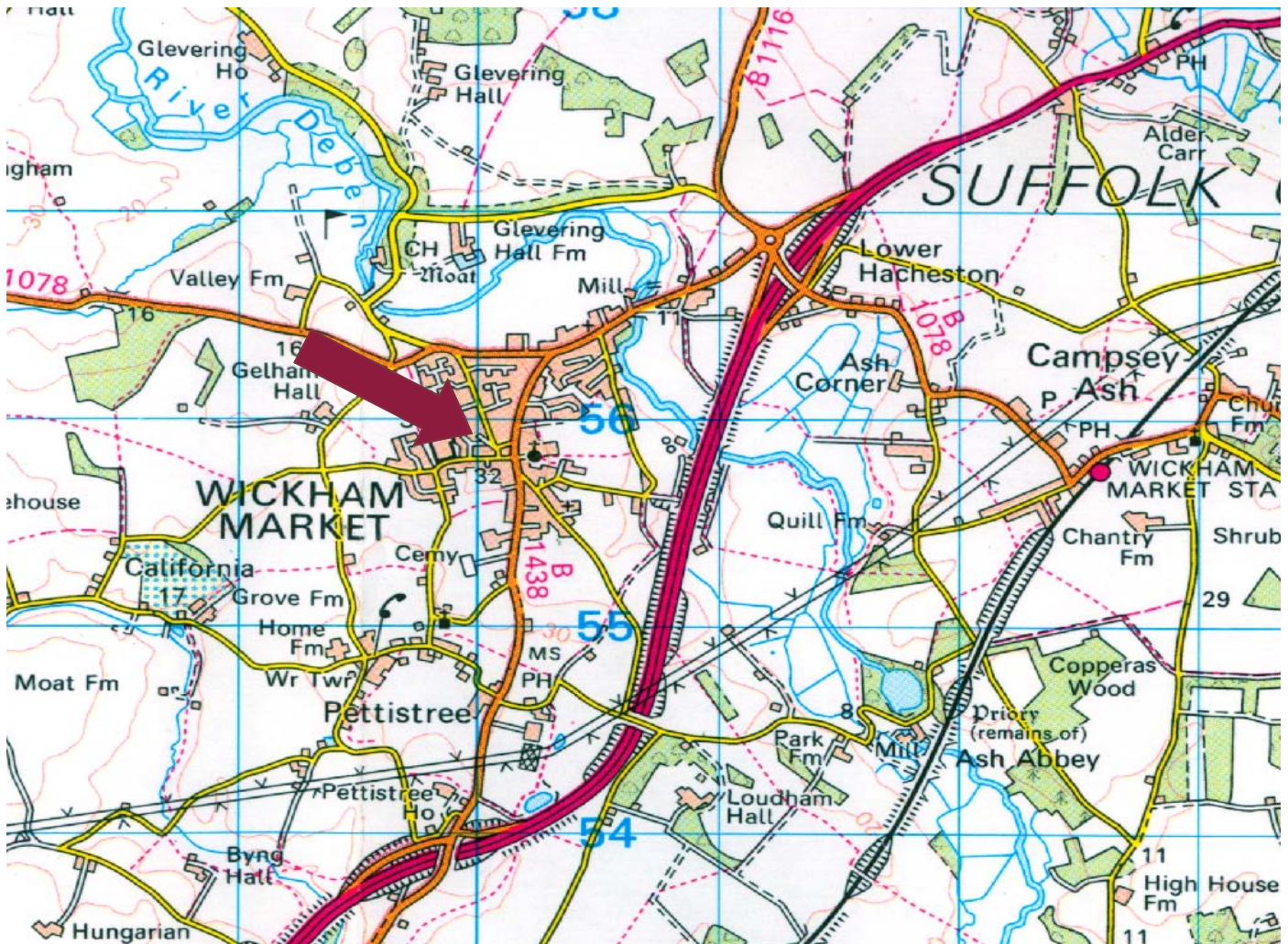
3. The vendor has completed a Property Information Questionnaire about the property and this is available to be emailed to interested parties.

**February 2025**

## Directions

From the centre of Wickham Market on the hill, turn onto Broad Road and then almost immediately left onto Little Lane. Number 10 will be found at the end of the lane on the left hand side.

What3Words app: [///outraged.rhino.poker](https://www.what3words.com/outraged.rhino.poker)



Need to sell or buy furniture?

If so, our Auction Centre would be pleased to assist — please call 01728 746323.