

*A pretty, four bedroom, mid-terrace period cottage, located in a Conservation Area in the heart of the popular village of Wickham Market, just a stones throw from all the village amenities.*



Guide Price

£285,000

Freehold

Ref: P7775/B

Address

57 High Street  
Wickham Market  
Suffolk  
IP13 0HE



Entrance hall, inner hall, dining room, sitting room, kitchen, rear hall, utility room and cloakroom. Cellar. Four first floor bedrooms and family bathroom. Courtyard garden to rear. Shared access to the side.

Contact Us



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## **Location**

The property is located just a short walk from the amenities of the well served village of Wickham Market. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, which provides 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 onto London which take just over the hour. This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers (Revetts), restaurants, a pharmacy, vets, dentist, a health centre, library and primary school and a recently re-opened community pub, The George. There are regular bus services to Woodbridge and onto Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. 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**

57 High Street is a charming, four bedroom extended mid-terrace property of predominantly brick elevations under a pitch tiled roof. The house offers uniquely laid out and flexible accommodation over two floors, comprising an entrance hall, inner hall, dining room, sitting room, kitchen, utility room, rear hall and cloakroom on the ground floor. In the main part of the property there are three first floor bedrooms and a family bathroom with a further fourth bedroom/hobby room located in the stable to the rear. In addition to this there is a large cellar which is dry and provides useful additional storage.

The property benefits from a cottage-style garden to the front, a rear courtyard and side access which is shared with number 55. The property benefits from a mix of secondary glazing and double glazing throughout and gas-fired central heating. Whilst the property has no official parking on the title, there is currently an informal arrangement in place with the Community Centre, where the vendors of the property have permission to park one car. It is recommended that a potential buyer should seek to continue this arrangement if required.

Entering the property from the side into the entrance hall, there is a brick laid floor and window and door to the rear courtyard, with high level window to the front and a bookcase. There is an opening from here to the inner hall. This has a window to the side, quarry tiled flooring, stairs rising to the first floor landing and a built-in cupboard housing the gas-fired boiler. A door opens into the dining room which has a window to the rear, laminate style flooring and two built-in cupboards with shelving. There is also access from here to the dry cellar which occupies the same size area as the sitting room above it. From the dining room there is a step up and opening into the sitting room where there are sash style windows to the front and the main front door. The sash windows have secondary glazing. There is a wall of bespoke handmade bookshelves with cupboards under which provide attractive and useful storage. There is exposed wooden flooring and a central Victorian style fireplace with wooden surround, mantel over and tiled hearth. From the inner hall there is a door that leads through to the kitchen with two windows to the side and one to the rear together with a range of matching fitted base units. There is space for a dual fuel range cooker with tiled splashback and extractor hood over, stainless steel single drainer sink unit with mixer tap over and tiled splashbacks to worktops. There is further space for appliances and a pantry with shelving providing useful storage. A door from the kitchen leads into the rear hall where there is a door to the front courtyard and doors off to the utility room. The utility room has a window to the rear, butler sink, tiled splashbacks, water heater and tap over, built-in worktop with space and plumbing for a washing machine and dishwasher beneath and storage. From the rear hall there is also a door off to the cloakroom which has a window to the front, low-level WC, basin with mixer tap over, cupboard under and light and shaver point above and tiled walls.

From the rear hall there is a door and stairs up to the hobby room which is also used as an occasional fourth bedroom and has windows to three sides, vaulted ceilings with exposed timbers and useful cupboards for storage. This room is also heated and provides a useful multi-purpose space.

From the inner hall stairs rise to a half landing where there are doors to bedroom three and the family bathroom. Bedroom three is a good size room with window to the rear and built-in cupboards, bookshelves and laminate style flooring. The family bathroom has a window to the rear, a shaped bath with electric shower with curved screen and tiled surround, pedestal handwash basin with tiled splashbacks and a close coupled WC. There is also a built-in airing cupboard. On the half landing there is also a built-in cupboard over the stairs with useful storage and high level internal windows.

There are further steps up to the second landing where there are doors off to bedroom one and two. Bedroom one is a good size double room with sash window to the front, an ornate feature fireplace with open grate, wooden mantel and surround, flanked by built-in wardrobes with hanging rails and cupboards above and exposed floorboards. Bedroom two is a further double room with sash window to the front, a range of fitted cupboards and wardrobe space and exposed floorboards.

### Outside

The property is approached from the front via wrought iron gates that provide a pathway between numbers 57 and 55 where there is also a gate to the front garden which is mainly laid to lawn and enclosed by a brick wall and wrought iron railings. There are further double wrought iron gates which pass between numbers 57 and 55, leading to a front courtyard which is accessible by both properties and owned by neither. To the rear of this is another gate which leads to the alleyway behind where there is a storeroom for garden utensils. There is a private courtyard that sits in between the property and number 59 which provides for a private seating area.

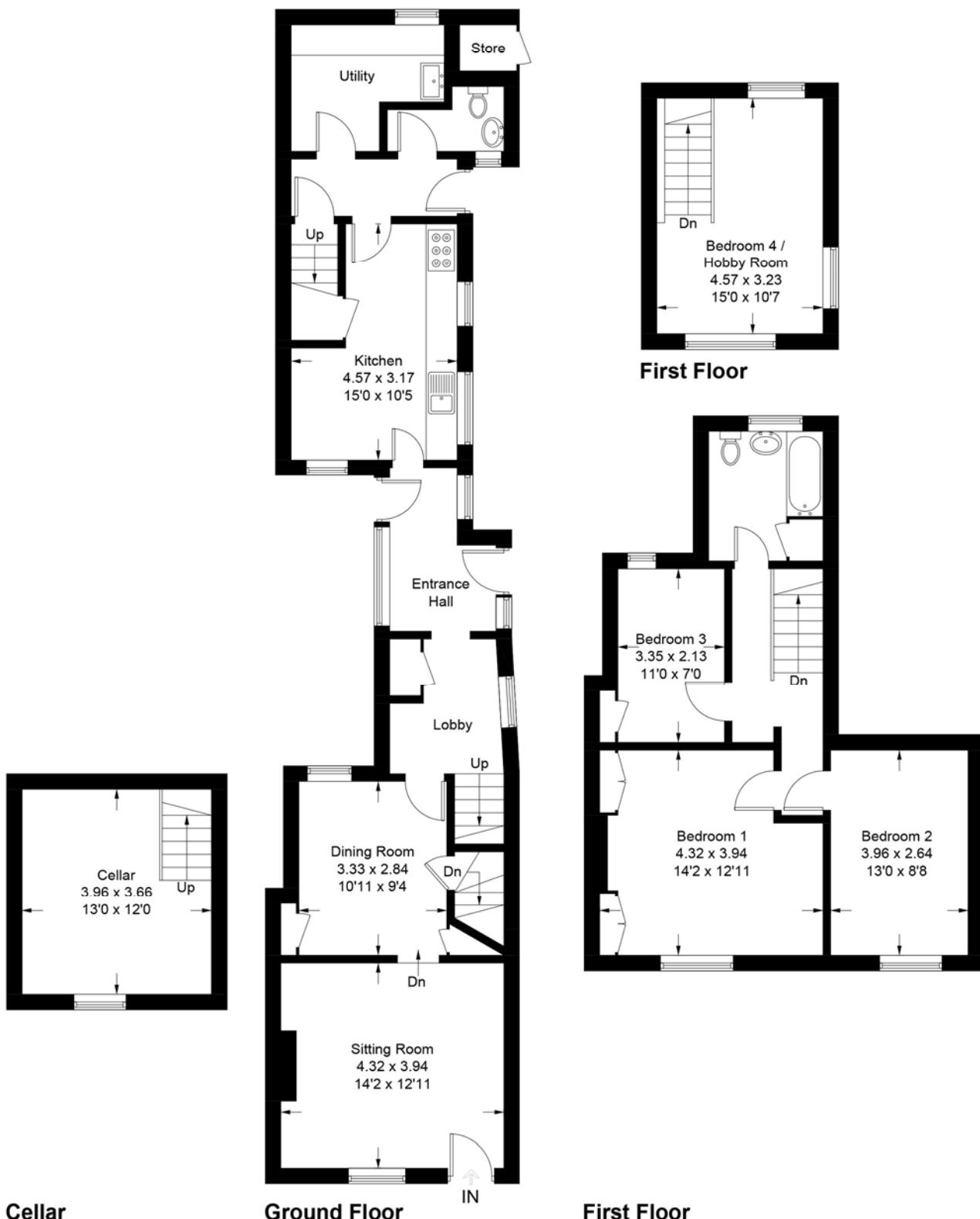






# 57 High Street, Wickham Market

Approximate Gross Internal Area = 133.8 sq m / 1440 sq ft  
 Cellar = 14.4 sq m / 155 sq ft  
 Total = 148.2 sq m / 1595 sq ft  
 (Excluding External Store)



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

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

**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 = D (Copy available from the agents upon request).

**Council Tax** Band D; £2,239.97 payable per annum 2025/2026

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

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#### 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.
4. The Property has previously suffered from Japanese Knotweed which had encroached from the neighbouring property( no 59). It has been fully eradicated - the certificate of which is to be provided.

**January 2026**



## Directions

Leaving the agent's office in Framlingham heading southbound on Station Road, continue through the villages of Parham and Hacheston to Wickham Market. At the roundabout take your third exit towards Wickham Market. Continue up the High Street until you reach the Co-op on the right hand side and the property will be found just opposite on the left hand side.

For those using the What3Words app:  
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