

*A superb spacious four/five  
bedroom detached bungalow  
situated within a private cul-de-  
sac just off the Market Square.*

Rent £1,700 p.c.m  
Ref: R2504

1 Birch Close  
Wickham Market  
Suffolk  
IP13 0QR



To let unfurnished on an Assured Shorthold Tenancy for an initial term of twelve months (with a view to extending).

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU  
T: 01728 621200

And The London Office  
40 St James Street  
London SW1A 1NS

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

## Location

1 Birch Close is situated in the heart of the village of Wickham Market, which has a useful range of shops together with a Health Centre, library, primary school and Co-operative store. There is a railway station at Campsea Ashe (about 2 miles away) with connections at Ipswich to London's Liverpool Street station. There are excellent schools in both the state and private sector within easy reach.

The historic town of Framlingham lies about six miles away and the attractive market town of Woodbridge is about five miles to the south-west. The County town of Ipswich lies about nine miles to the south. The A12, within about a mile, provides good links to the rest of the region including the Heritage coastline, which itself is within about nine miles.

## The Accommodation

### Ground Floor

A partially glazed composite front door with fully glazed side panel leads in to the

#### *Entrance Hall*

With alcove recess and inset spotlighting. Radiator and telephone point. A door leads into the

#### *Kitchen/Dining Room* 24'9" x 11'10" (7.55m x 3.61m)

Dual aspect windows to front and side of property. Recently fitted by Anglia Factors with a range of base and wall units with under-shelf lighting and black granite work surface. One-and-a-half bowl inset stainless steel sink with mixer tap over. AEG electric oven and integrated fridge, microwave and Miele dishwasher. Extractor hood, two panelled radiators and inset spotlighting. From the kitchen, glazed double doors lead to the

#### *Sitting Room* 24'9" x 17'0" max (7.54m x 5.20m max)

A light and spacious room with dual aspect windows and French doors opening into the garden. Brick fireplace housing a woodburning stove, two radiators and wall lights.



Returning to the entrance hall, doors lead to

#### *Cloakroom*

With WC and vanity sink inset in black rolltop work surface, tiled surround and cupboards under. Heated towel rail, full width mirror with spotlights and obscure glazed window.

#### *Utility Room* 9'5" x 8'2" (2.89m x 2.49m)

With tiled floor and half glazed UPVC door leading to the garden. Base unit with roll top work surface and stainless steel sink. Space and plumbing for washing machine, water softener and wall mounted gas boiler with Honeywell controls. Inset spotlighting.

#### *Study/Bedroom Five* 10'9" x 7'7" (3.29m x 2.33m)

Window to front elevation. Radiator. Telephone and broadband points.

### *Inner Hallway*

Inset spotlighting. Two double door cupboards, one with a hanging rail and shelf, the other housing the hot water tank and fitted with slatted shelves. Radiator.

### *Bedroom One* 15'0" x 12'9" (4.58m x 3.89m)

With two windows to the rear elevation. Radiator, wall mounted bedside lights and TV and telephone points. A door leads to the

### *En-suite Bathroom*

Obscure glazed window to side elevation. With four piece suite comprising bath with mixer tap and hand-held shower, WC, bidet and pedestal wash basin. Fully tiled walls, two wall mounted cabinets and wall-mounted light and shaver point. Radiator.

### *Bedroom Two* 12'9" x 9'9" (3.91m x 2.98m)

A spacious double bedroom with window to front elevation. Double door cupboard with hanging rail and shelf. Radiator.

### *Family Bathroom*

Obscure glazed window. Suite comprising P shaped bath with glass screen with overhead power shower, with both rainwater and detachable shower heads. Low flush WC and sink inset to worktop with cupboards under. Tiled surrounds and full width wall mirror. Heated towel rail and underfloor heating. Spotlights.



### *Bedroom Three* 9'3" x 12'8" (2.84m x 3.87m)

Window to rear elevation. Double door cupboard with shelf and hanging rail. TV point and radiator.

### *Bedroom Four* 16'4" max x 9'0" (5.00m max x 2.75m)

With windows to front elevation. Double door cupboard with shelf and hanging rail. TV point and radiator.

*Services* Mains electricity, gas, water and drainage. Gas central heating.

*Council Tax* Band F; £3,072.23 payable 2024/2025

*Local Authority* East Suffolk Council

*Viewings* Strictly by appointment with the Agent.

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

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

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. 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.

**March 2025**





## Directions

From Woodbridge, proceed north along the A12 and take the exit signposted to Wickham Market. At the T-junction turn left onto the B1438 and continue into the village of Wickham Market passing the Co-op on your left hand side. Turn left at the market square onto Dallinhoo Road and Birch Close is situated on the left hand side.

For those using What3words app:

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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