

A modern unfurnished three bedroom semi-detached property set on the edge of the village of Wickham Market.

Rent £1,050 p.c.m
Ref: R1709/H

15 Hall Lane
Wickham Market
Woodbridge
Suffolk
IP13 0TG



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
F: 01728 724667

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

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

15 Hall Lane is located within the highly sought after Hopkins Homes Development on the outskirts of Wickham Market.

Wickham Market 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.

Ground Floor

Entering through the partially glazed entrance door into

Entrance Hallway

With single panel radiator, smoke detector, stairs up to the first floor galleried landing. Wall mounted burglar alarm controls, wall mounted wireless controls for zoned heating, BT telephone socket and doors off to

Cloakroom

With pedestal wash basin, single panel radiator, low flush WC and wall mounted extractor fan.

Kitchen 9'4 x 8'2 (2.87m x 2.49m)

Fitted with an excellent range of base and eye level kitchen units comprising mottled grey fronts and chrome effect handles. Over base level units is a grey slate effect formica worksurface inset with one and a half bowl stainless steel sink with mixer taps over. Also inset into worksurface is a four ring gas hob with extractor hood over and double oven below. Space and plumbing for washing machine and space and plumbing for dishwasher. Space for fridge/freezer. Cupboards housing Glow Worm gas fired boiler and water softener. Pleasant outlook to the front of the property.

Sitting/Dining Room 16' x 14'4 (4.90m x 4.38m) (max)

An excellent size room with adequate space for both seating and dining areas. Two double panel radiators, television aerial socket, telephone socket. Window overlooking the rear garden and door giving access to paved area with seating area to rear.

Further door off to **under stairs cupboard** providing useful additional storage.

Stairs lead from the entrance hallway up to the

First Floor

Galleried Landing

With single panel radiator, hatch to attic, smoke detector and doors off to

Bedroom One 11'10 x 8'11 (3.62m x 2.72m)

A good size double bedroom overlooking the rear garden. With single panel radiator, television aerial socket. Telephone socket. Wireless control for zoned heating and double doors giving access to a good size **fitted hanging cupboard** comprising full width wooden shelf with rail below.

Bedroom Two 9'8 x 8'10 (2.95m x 2.71m)

A further double bedroom with large window overlooking the front of the property and farmland beyond. Single panel radiator, telephone socket, television aerial socket, wall mounted control unit for heating and door giving access to **hanging cupboard** with wooden shelf with rail below.

Bedroom Three 6'10 x 8'2 (2.09m x 2.49m)

A versatile room that would make an excellent single bedroom, study or dressing room. Single panel radiator, television aerial socket, telephone socket and window overlooking the rear garden.

Family Bathroom

Fitted with three piece suit in white comprising low flush WC, pedestal wash basin and plastic panel bath set in to fully tiled recess with mixer taps and hand held shower attachment over. Wall mounted shower unit, glass shower screen, extractor fan, electric shaver socket, single panel radiator and tiled to mid level.

Airing Cupboard

Fitted with fully lagged hot water tank and two partially slatted wooden shelves.

Outside

A York stone effect path leads to the front door edged by floral borders. To the side of the property is parking for at least three cars. To the rear of the property is a pleasant enclosed garden which has access from both the parking area and the sitting room. Immediately adjoining the rear of the property is a small paved seating area.



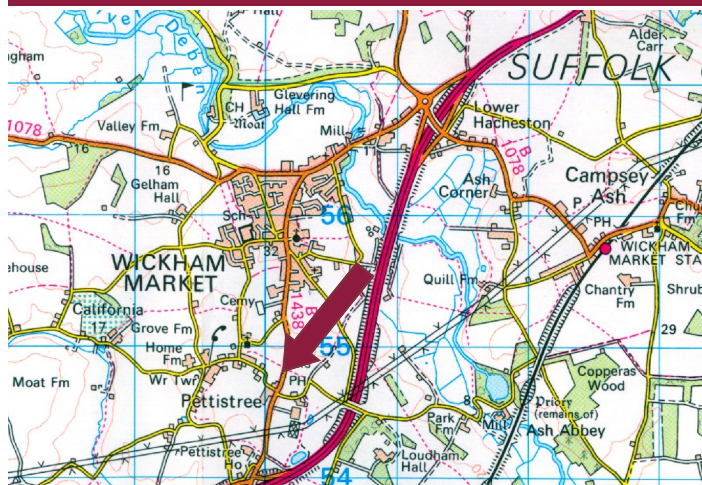
Services Mains electricity, gas, water and drainage connected. Gas fired central heating.

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>

Council Tax Band C. £1,991.08 payable 2025/2026

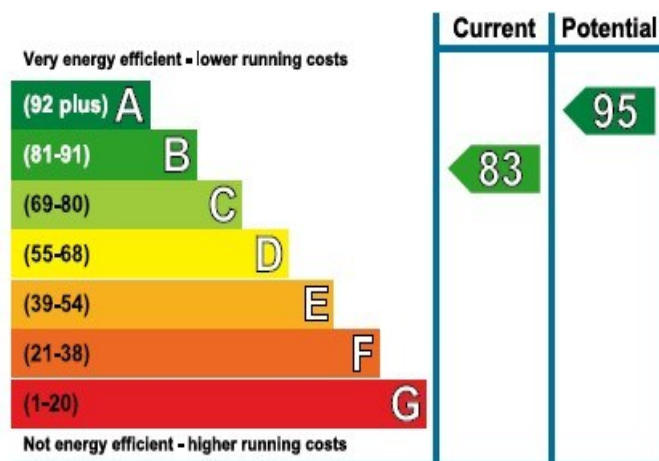
Local Authority East Suffolk Council.



Directions

Upon leaving Wickham Market heading towards Pettistree on the B1438, the development can be found opposite Old School Farm on the left hand side. Turn left into Morris Way and the right turn to Hall Lane can be found after a short distance. Follow Hall Lane around to the left and number 15 will be found on the left hand side and as identified by the Clarke and Simpson 'To Let' board.

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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.

May 2025

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