

A well presented four bedroom family home built by the award winning local developer, Hopkins Homes, within walking distance of the centre of the well regarded village of Wickham Market.



Guide Price

£530,000

Freehold

Ref: P7923/J

Address

1 Morris Road
Wickham Market
Suffolk
IP13 0TF



Entrance hall, 16' sitting room, 29' open plan kitchen and dining room, study and cloakroom.
Principal bedroom with en-suite shower room, three further bedrooms and bathroom.
Double garage and shingled driveway.
Established gardens.

Contact Us



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And at The London Office
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Location

The property is located along Morris Road just off the High Street, and within walking distance of the centre of the well regarded village of Wickham Market. Ideally located between Woodbridge, Framlingham and the Suffolk Heritage Coast, the village offers a range of businesses, shops including a Co-operative supermarket, restaurants, a health centre, library, Post Office, Community Pub (The George) and primary school. There are regular bus services to Woodbridge and onto Ipswich, and also to Aldeburgh via Campsea Ashe railway station. The village is also within the Thomas Mills High School catchment area for secondary schooling. Wickham Market is conveniently situated for access to the A12 and the railway station at Campsea Ashe, which provides a connecting service to London via Ipswich. Attractions in this area include Framlingham and Orford Castles, the waterfront and Tide Mill at Woodbridge and the seaside towns of Aldeburgh and Southwold. The world famous Snape Maltings concert hall lies within convenient reach by car and there are nature reserves at Minsmere, Havergate Island and Shingle Street.

Description

Built in 2015 by the award winning developer, Hopkins Homes, 1 Morris Road forms part of an established and well-regarded residential area, just a short walk from the centre of the village, but with straightforward road access to Ufford, Woodbridge and the A12 network.

Designed in the traditional Suffolk vernacular, 1 Morris Road offers spacious and light accommodation throughout, and extends to nearly 1,600 sq ft (147 sqm) in all. The front door opens into a generous entrance hall for receiving guests, and this links wonderfully well with the sitting room, which benefits from fully glazed French doors opening onto the rear patio and garden, together with a coal effect gas fire place. There is also the impressive, open plan 29' kitchen/dining room. This spacious, multi-functional area is the 'heart' of the house with its well fitted kitchen with shaker style units and range of integral appliances, as well as the generous dining area, which also has direct access to the patio and rear garden. In addition, there is a useful and practical study area and guest cloakroom.

On the first floor the landing offers a good amount of useful storage. The spacious principal bedroom, which is located at the rear of the house and overlooks the garden, also benefits from two sets of fitted wardrobe cupboards and an en-suite shower room. In addition, there are two further double bedrooms and a single bedroom, all of which have fitted wardrobe cupboards, and the family bathroom.

Outside

A shared shingled driveway leads to the parking and turning area immediately to the front of the double garage, with power and light connected and personnel door on the side elevation providing access to and from the rear garden.

The property stands well back from the High Street, with a large area of soft landscaping that is maintained by the Management Company. A pathway leads from the driveway to the covered porch and front door, which is flanked by established borders containing a good variety of established shrubs.

To the rear is a large, easterly facing garden, that enjoys the sun throughout the morning and into the afternoon. This comprises a patio area that can be accessed from both the sitting room and the kitchen/dining room. Beyond this the garden is laid to grass for ease of maintenance, but with a small established border immediately adjoining the rear of the property.









1 Morris Road, Wickham Market

Approximate Gross Internal Area = 146.6 sq m / 1578 sq ft
Garage = 39.9 sq m / 429 sq ft
Total = 186.5 sq m / 2007 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1307673)

Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity. Gas fired boiler serving the hot water and central heating systems.

Management Company Prospective purchasers should note that a Management Company oversees the maintenance and repair of the communal areas within the development. We are advised that the annual service charge for 2026 is £176.

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 = C (Copy available from the agents upon request).

Council Tax Band F; £3,411.29 payable per annum 2026/2027

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

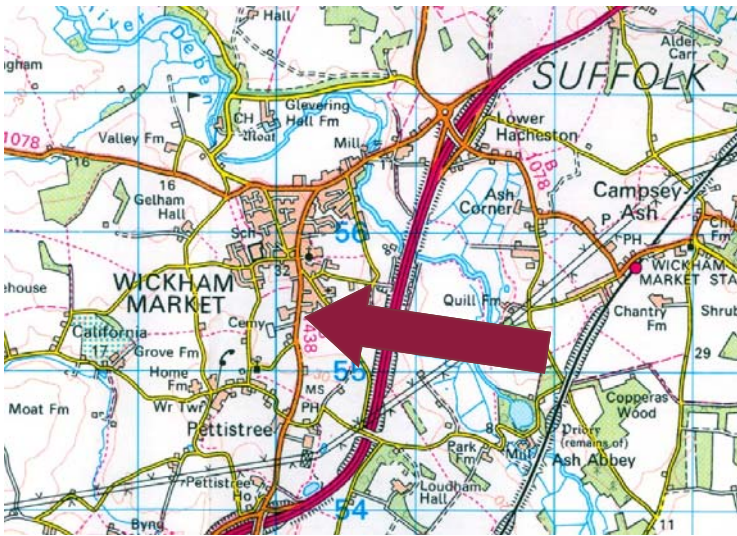
NOTES

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.

June 2026



Directions

From the centre of Wickham Market, proceed out of the village in a southerly direction along the High Street (B1438). Continue past the Co-op taking the turning on your left just after the traffic light crossing into Morris Road and turn immediately left onto the shingle drive. Number 1 will be found at the end.

For those using the What3Words app:
[///brave.balconies.digital](http://brave.balconies.digital)



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