Chartered Surveyors / Estate Agents

Clarke & Simpson

A well presented three bedroom, detached family house with spacious accommodation, located at the bottom of the high street in the popular village of Wickham Market.

Guide Price

£395,000

Freehold

Ref: P7833/B

Address

217 High Street
Wickham Market
Woodbridge
Suffolk
IP13 0RQ

Entrance hall, sitting room, dining room, kitchen, utility room, cloak room and rear hall.
Principal bedroom with ensuite.
Two further good-size bedrooms and a family bathroom.
Enclosed gardens to rear.
Garage, carport and driveway parking.

Contact Us

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email@clarkeandsimpson.co.uk
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And at The London Office
40 St James' Place
London SW1A 1NS

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

217 High Street is a spacious, three bedroom detached family home with red brick elevations under a tiled roof located in the popular village of Wickham Market. The property was built in the 1990's and has been well maintained during the current vendors tenure. The property is approached via a welcoming reception hall, featuring stairs that rise to the first-floor landing. The reception hall has a coat cupboard, and a conveniently located downstairs cloakroom fitted with a close-coupled WC and wash hand basin. From the hallway, two sets of glazed double doors provide access to the principal reception rooms. The sitting room is a well-proportioned triple-aspect space, featuring a centrally positioned wall-mounted living flame gas fire and French-style doors opening directly onto the garden. The second set of doors leads to the dining room, another well-proportioned room featuring a brick fireplace with an open hearth. The dining room flows seamlessly into the kitchen, which is fitted with a range of wall and base units, one-and-a-half bowl twin drainer sink unit with mixer tap, a four-ring gas hob with a high-level oven and grill with tiled splashbacks to worktops. A door from the kitchen leads to the utility room, which benefits from a rear-facing window and houses a wall-mounted Logic gas-fired boiler. The utility room is fitted with a range of base units incorporating a stainless-steel sink unit with mixer tap set into roll-top work surfaces, along with space plumbing for a washing machine, it is also fitted with a water softener. The kitchen also provides access via a glazed door to the rear hall, which in turn has a door leading out to the garden.

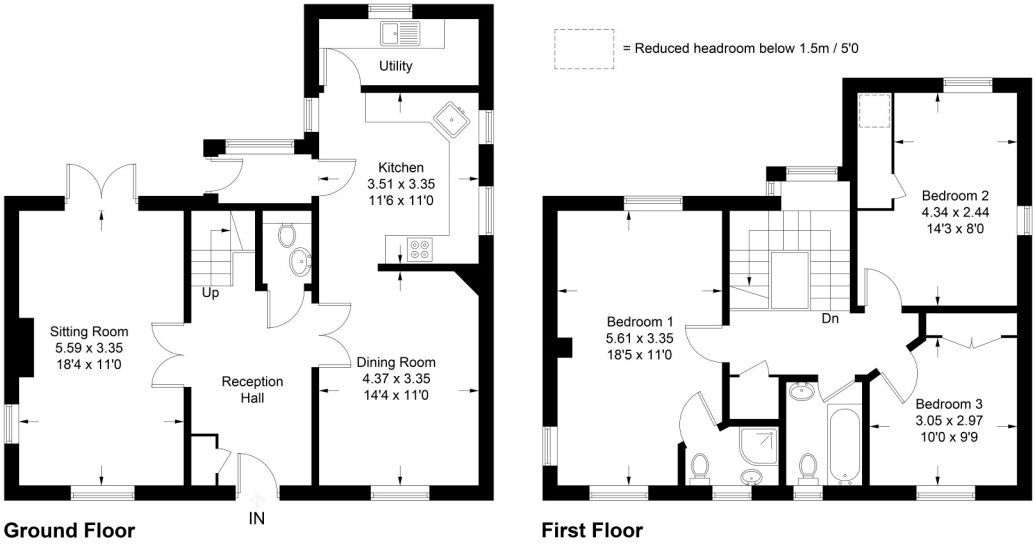
Stairs rise from the reception hall to the first-floor landing, which benefits from a large window to the rear. The landing also provides access to the loft and features a built-in airing cupboard housing a pre-lagged hot water cylinder with slatted shelving. The principal bedroom is a spacious triple-aspect double room and benefits from en-suite shower facilities. The en-suite is fitted with a built-in shower cubicle with tiled surround and power shower, sliding doors, and a concealed cistern WC set within a vanity unit with storage cupboards below. Additional features include a wall-mounted mirror with shaver point, extractor fan, and a chrome heated towel radiator. Bedroom two is a generously sized double room, enjoying a dual aspect with windows to the side and rear. The room also benefits from a built-in wardrobe with hanging rail and shelf above. Bedroom three is a further double room with a window to the front and a built-in wardrobe fitted with a hanging rail, shelf above and additional shelving. The family bathroom is fitted with a shaped bath with curved glass screen and mixer tap, with a power shower over. There is also a close-coupled WC, vanity basin with storage beneath and mirror above, tiled splashback, shaver point and a heated towel radiator.

Outside

Parking is located to the rear of the property and is accessed from the highway via a shared driveway. Following the driveway, bear left and the garage for No. 217 is the last on the left, with a carport to the side and gated access into the rear garden. The property benefits from open-plan gardens to the front and enclosed gardens to the rear, which are mainly laid to lawn with established shrub and flower borders. A pathway leads from the rear gate to the back door. There is also an outside power socket and water tap.
The garage, located to the rear, is fitted with an electric up-and-over door and a personnel door to the side, and benefits from power and lighting.

217 High Street, Wickham Market

Approximate Gross Internal Area = 128.0 sq m / 1378 sq ft



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Produced for Clarke and Simpson

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

Council Tax Band D; £2,361.66 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.

March 2026

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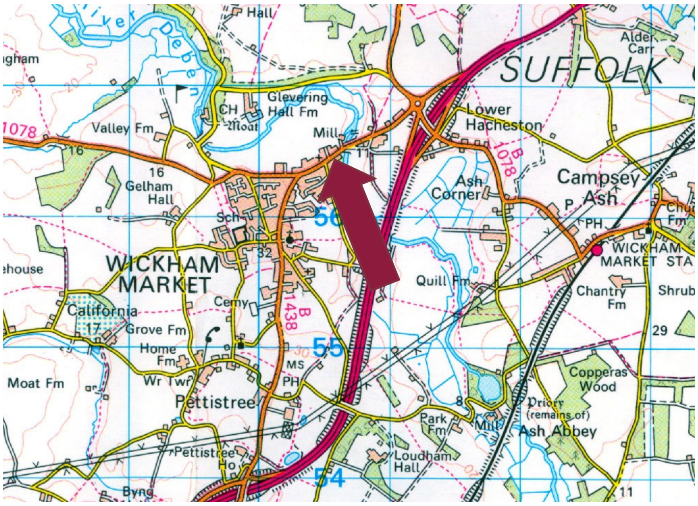

Directions

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 for a short distance and the property can be found on the left hand side identified by a Clarke and Simpson For sale board.

For those using the What3Words app:
///madness.reason.overlaps

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