



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**ETHOLWOLD DRIVE, WICKHAM MARKET, IP13  
OFL**

**TENURE : FREEHOLD**

**ASKING PRICE £525,000**

- Four Bedroom Family Home
- Lounge & Kitchen/Diner
- Utility Room
- En-Suite & Family Bathroom
- Carport & Garage
- Available Now

# THE ACCOMMODATION



**Kitchen** 3.92m x 3.84m (12' 10" x 12' 7")

**Dining Area** 3.99m x 3.06m (13' 1" x 10')

**Living Room** 4.67m x 3.87m (15' 4" x 12' 8")

**Utility** 2.11m x 1.67m (6' 11" x 5' 6")



**Bedroom One & En-Suite** 3.91m x 3.17m (12' 10" x 10' 5")  
(Bedroom measurement only)

**Bedroom Two** 3.86m x 3.11m (12' 8" x 10' 2")

**Bedroom Three** 3.13m x 3.02m (10' 3" x 9' 11")

**Bedroom Four** 3.15m x 2.91m (10' 4" x 9' 7")



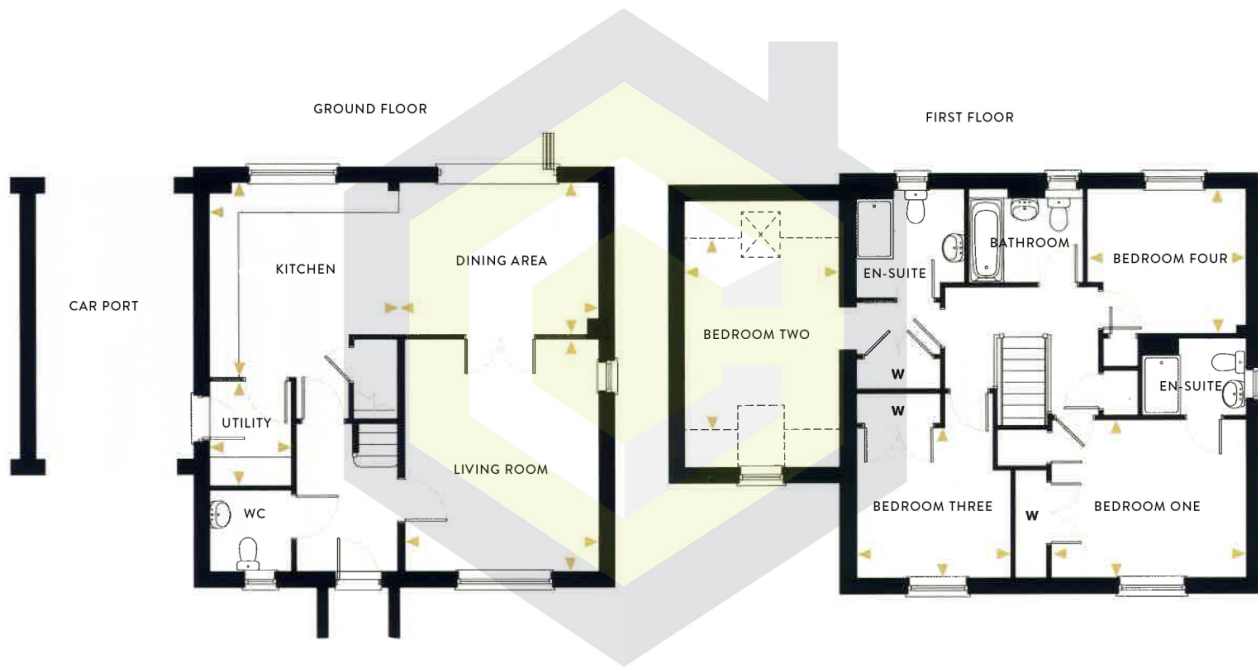
## THE PROPERTY & LOCATION

A brand new home situated within the superb Wickham Gate development. The property is available for immediate occupation and comprises an entrance hall, cloakroom, kitchen/dining area, living room, utility, four bedrooms, two en-suites and a family bathroom. There is a carport and garage, flooring throughout, integrated appliances and turf.

Wickham Market is a large village with an excellent range of amenities on offer including a range of shops, restaurants, doctors surgery, library, dentist, a primary school and a church. The A12 is within easy reach, along with Woodbridge, and there's a mainline railway station at Campsea Ashe.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		90
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	
Address: Wickham Market, IP13 0FL			

Service Charge: £209.09 pa

We understand from our vendor that the property is connected to mains electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
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 REGISTERED NUMBER: 9421778  
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

### Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given