





High Street, Wickham Market, Woodbridge, IP13 0RF

william h brown

welcome to

High Street, Wickham Market, Woodbridge

Conveniently located within easy walking distance of the amenities and facilities of Wickham Market, this spacious mid-terraced home offers generous and versatile accommodation throughout. The property features a well-appointed kitchen/breakfast room, two reception rooms, a shower room incorporating

Location

Wickham Market has a bustling, thriving community and is close to the River Deben within the Suffolk Coastal Heritage area, approximately fifteen miles north-east of Ipswich, six miles north of Woodbridge and just a couple of miles from Wickham Market railway station at neighbouring Campsea Ashe. The property is walking distance to the centre of this large village, which offers a wide variety of shops including the Co-operative supermarket, McColl's convenience store, the Post Office and everything else from flowers to food and fashion. Additional amenities include the health centre, dentist and the library. Within a ten-mile radius can be found the attractions of Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo. There's also convenient access by road to the A12 for routes to Chelmsford, Colchester, Ipswich and Lowestoft.

Entrance Hall

A welcoming entrance hallway featuring a front aspect entrance door, radiator, and attractive wood-effect flooring. The hallway provides access to the first-floor accommodation via a staircase and benefits from housing the property's fuse board. A bright and practical space offering an excellent first impression of the home.

Lounge

13' 8" 0 x 10' 0 (4.17m 0 x 3.05m 0)

A well-proportioned reception room featuring a front aspect double glazed window, radiator, and attractive wood-effect flooring. The focal point of the room is a charming brick fireplace with space for a wood-burning stove, creating a warm and inviting atmosphere. Further benefits include TV and telephone points.

Shower/ Utility Room

Fitted with a shower cubicle featuring a fully plumbed shower, low-level WC and wash hand basin set within a vanity unit. Complemented by part-tiled walls, a heated towel rail and a fitted washing machine, creating a practical and well-appointed space.

Dining Room

15' 3" 0 x 10' 9" 0 (4.65m 0 x 3.28m 0)

A bright and versatile dining room featuring a rear aspect double glazed window overlooking the garden, radiator, and useful understairs storage cupboard. Offering ample space for a dining table and chairs, this room provides an ideal setting for both everyday family meals and entertaining guests.

Kitchen/Breakfast Room

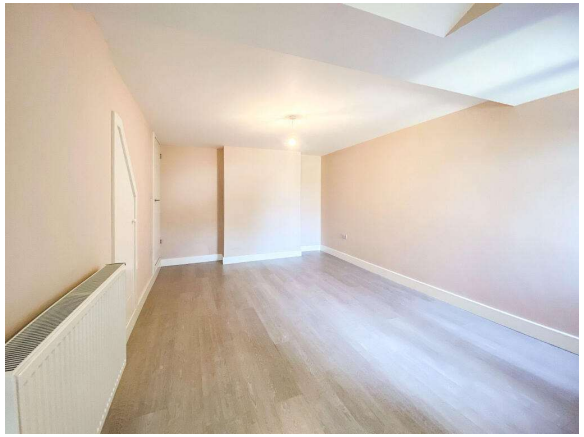
18' 0 x 13' 7" 0 (5.49m 0 x 4.14m 0)

Rear aspect double glazed window and door to the rear garden. Fitted kitchen with wall and base units, stainless steel sink and drainer, one and a half bowl, work surfaces, tiled splashback, electric double oven and induction hob with cooker hood, fridge/freezer, dishwasher, radiator and combi boiler.

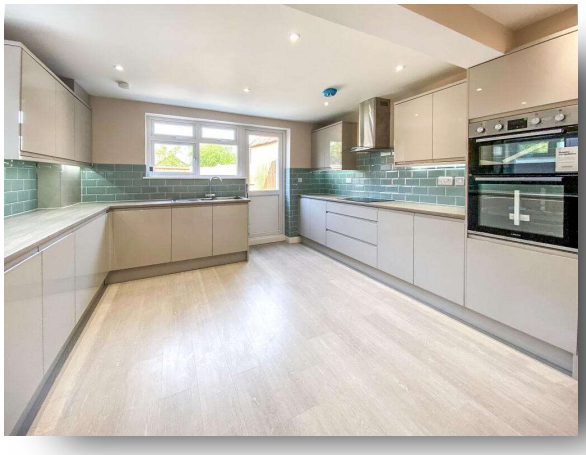
Bedroom 1

14' 4" 0 x 14' 0 (4.37m 0 x 4.27m 0)

A well-proportioned double bedroom featuring a front aspect double glazed window allowing for plenty of natural light, along with a radiator. A comfortable and inviting room offering ample space for bedroom furniture.









Bedroom 2
13' 7" 0 x 11' 7" 0 (4.14m 0 x 3.53m 0)
A well-proportioned bedroom featuring a rear aspect double glazed window allowing for an abundance of natural light, together with a radiator. Offering flexible accommodation, the room provides ample space for bedroom furniture

Bedroom 3
11' 7" 0 x 8' 0 (3.53m 0 x 2.44m 0)
A well-proportioned bedroom featuring a rear aspect double glazed window providing plenty of natural light, together with a radiator. Offering a comfortable and versatile space, the room is ideally suited as a bedroom, nursery, or home office.

Bathroom
A well-appointed bathroom featuring a side aspect double glazed window, panelled bath with mixer taps and shower over, low-level WC, and wash hand basin set within a vanity unit. Finished with fully tiled walls and a heated towel rail, providing a stylish and practical space for everyday use.

External
To the front of the property, a paved pathway leads to the entrance door, complemented by attractive grey slate chippings and enclosed by metal railings with a gate, creating a smart and welcoming approach.

The rear garden enjoys a lawned area alongside a paved patio, providing an ideal space for outdoor dining, entertaining and relaxation. A paved pathway leads to the allocated parking area, while fencing to the boundaries offers a good degree of privacy and security.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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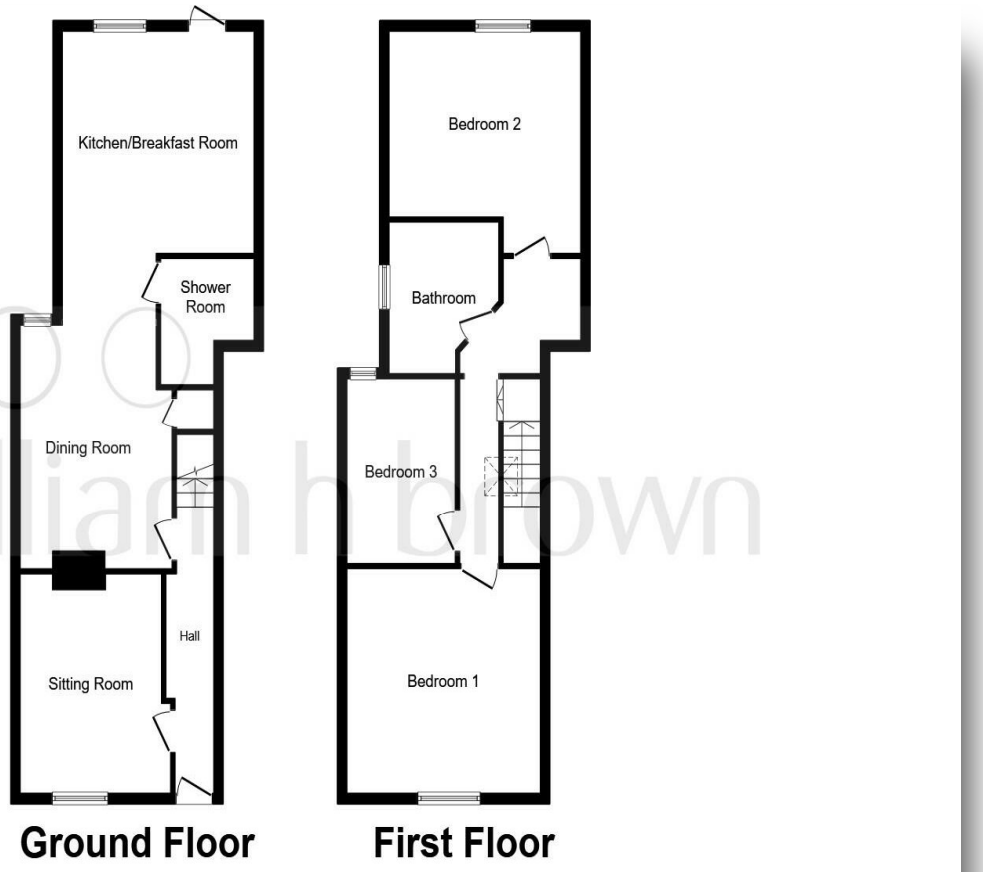
High Street, Wickham Market, Woodbridge

- Two Reception Rooms
- Kitchen/Breakfast Room
- Shower/Utility Room
- Three Bedrooms
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of

£275,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for William H Brown. Powered by www.focalagent.com

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The Property Ombudsman

Property Ref:
FLH105836 - 0005

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