



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

23 ETHELWOLD DRIVE, WICKHAM MARKET, IP13 0FL

TENURE : FREEHOLD

ASKING PRICE £525,000

- Four Bedroom Family Home
- STAMP DUTY CONTRIBUTION
- Lounge; Kitchen/Diner; Utility
- En-Suite & Family Bathroom Room
- Carport & Garage

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

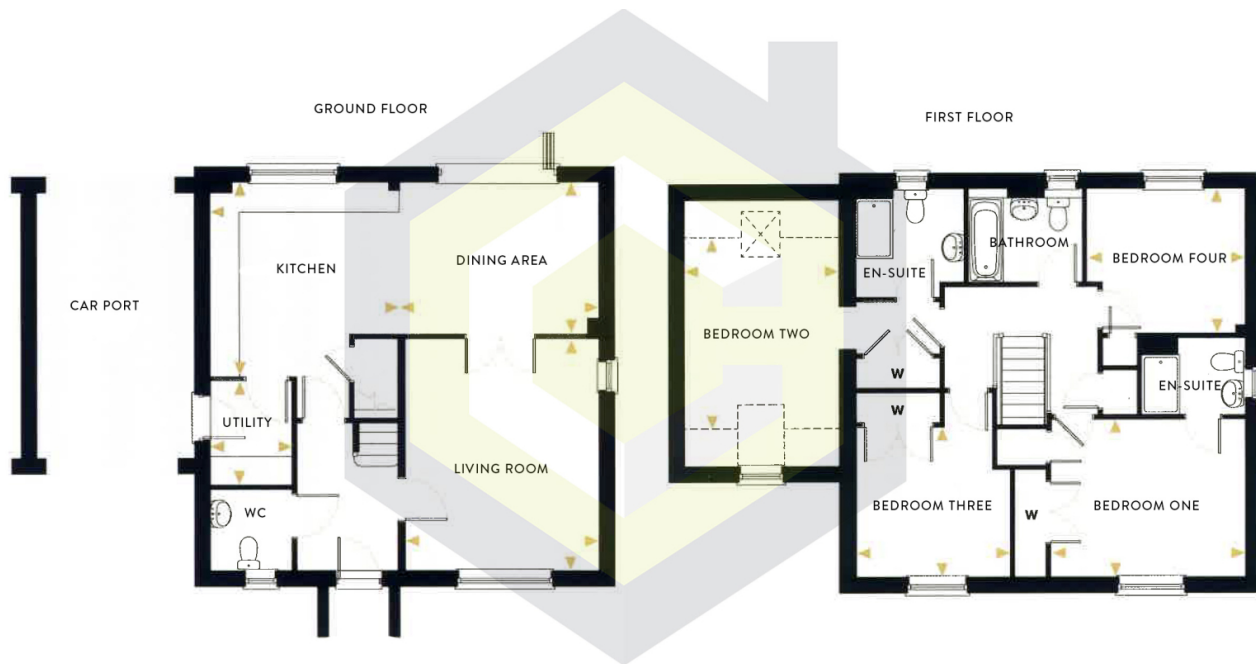
A brand new home situated within the superb Wickham Gate development. The property is available for immediate occupation and comprises an entrance hall, cloakroom, kitchen/dining area, living room, utility, four bedrooms, two en-suites and a family bathroom. There is a carport and garage, flooring throughout,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

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 theres 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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	90
EU Directive 2002/91/EC			
Address: Ethelwold Drive, Wickham Market, IP13 0FL			

Council Tax Banding : E

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

Please visit Ofcom - to view the mobile and network coverage



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CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES
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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