



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

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

TENURE : FREEHOLD

ASKING PRICE £750,000

- Brand New Detached Home
- Available Now
- Four Bedrooms; Two En-Suite
- Air Source Heat Pump
- Garage & Parking
- High Quality Finish

THE ACCOMMODATION



Kitchen/Breakfast Area 7.73m x 2.96m (25' 4" x 9' 9")

Utility 2.45m x 2.24m (8' x 7' 4")

Living Room 6.45m x 4.79m (21' 2" x 15' 9")

Dining Area 4.79m x 3.45m (15' 9" x 11' 4")



Study 3.38m x 2.24m (11' 1" x 7' 4")

Bedroom One & En-Suite 4.79m x 3.32m (15' 9" x 10' 11")

(Max measurements of bedroom only)

Bedroom Two & En-Suite 4.79m x 3.50m (15' 9" x 11' 6")

(Max measurements of bedroom only)



Bedroom Three 4.31m x 2.84m (14' 2" x 9' 4")

Bedroom Four 3.32m x 2.84m (10' 11" x 9' 4")

THE PROPERTY & LOCATION

A substantial brand new four-bedroom home offering accommodation of over 2150 square feet, within the superb Wickham Gate development.

Ready for Move In Now! With flooring throughout, integrated dishwasher & fridge/freezer, turf to rear garden, garage & parking.

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	85	85
(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



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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