

*An exceptionally well presented and appointed three bedroom end terrace house, located at the bottom of the High Street in the popular and sought after village of Wickham Market, just a short walk to the amenities within the village.*

## Guide Price

£250,000

Freehold

Ref: P7820/B

## Address

234 High Street  
Wickham Market  
Suffolk  
IP13 0RF



Entrance hall, sitting/dining room, conservatory, cloakroom and kitchen.

Three first floor bedrooms and family bathroom.

Open-plan garden to front and enclosed garden to rear.

Off-road parking and single garage en-bloc.

## Contact Us



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And at The London Office  
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## 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 on to London which take just over the hour, together with Clarke & Simpson's Auction Centre.

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 on to 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

234 High Street is an exceptionally well presented and maintained three bedroom end of terrace house with red brick elevations under a pitch tiled roof and extended with a lantern style conservatory.

The accommodation is well laid out over two floors and comprises an entrance hall, cloakroom and sitting/dining room which opens into a modern conservatory with doors to the garden. There is also a well appointed kitchen. On the first floor there are three bedrooms which share the family bathroom.

Outside there is an open-plan garden to the front and enclosed garden to the rear along with a single garage en-bloc and parking on a first come first served basis.

During the vendors tenure they have completely renovated the property following which the property flooded during Storm Babet in October 2023. Since then the property has been refurbished again throughout and following a flood resilient survey, the vendors have undertaken some of the recommendations to remedy the potential affects of further flooding which includes the installation of flood defences to front door and installation of internal floodgates to the conservatory backed up by HydroSnake absorbent water barriers should the need arise. As part of the renovation post flooding new flooring (hard wearing vinyl laminate) has been installed throughout the ground floor and a replacement kitchen has also been fitted.

The property also benefits from gas-fired central heating and Hive wireless operating system and modern UPVC double glazing throughout.

Entering the property from the front into a welcoming entrance hall where there are stairs that rise to the first floor landing with useful discrete storage with a built in cupboard to side. There are doors off to the principal rooms and a door to the cloakroom. This has an obscure window to the front, close coupled WC, wall hung basin with cupboard under, mixer tap over and tiled splashbacks, chrome heated towel radiator and ceramic tiled floors. There is a panel glass door to the sitting/dining room. This is a dual aspect room with window to the front and sliding door to the rear which opens into the contemporary lantern style conservatory. There is a central feature fireplace with marble effect surround and hearth with wooden mantel surround over. The conservatory has been fitted with double glazed tinted glass and has ambient ceiling lights with personnel door and double sliding doors that open out into the garden and electric panel heater making this a useable room all round. From the entrance hall there is also a partially glazed door to the kitchen with window to the rear, a matching range of fitted wall and base units with granite worktops to side with drainer and inset sink, four ring electric hob with extractor hood over and high level ovens to side, space for slimline dishwasher, space and plumbing for washing machine and space for appliances, recess lighting, a vertical radiator.

Stairs rise to the first floor landing where there is access to the loft. There are doors off to the principal bedroom with window to the rear and a set of triple wardrobes with hanging rails and shelves above and below which are to remain. Bedroom two is a further double room with window to the front. Bedroom three has a window to the rear and is currently being used as an office. The family bathroom has a panelled bath set in tiled surround with mixer tap over, shower attachment and glass screen, vanity basin with tiled splashback and cupboards under, close coupled WC, chrome heated towel radiator and obscure window to the front, modern flooring and built-in cupboard over the stairs with slatted shelving.

## Outside

The property is approached from the highway with an open-plan garden to the front and side of the property and a pathway that leads to the front door. The rear garden has a gravelled terrace immediately behind the property, an area of lawn with shrub and flower borders and a gravel area to the rear where there is a concrete hardstanding with a timber shed and gated access to the footpath that leads to the garages and off-road parking. The off-road parking to the side is not allocated but there are two parking spaces available for residents on a first come, first served basis.

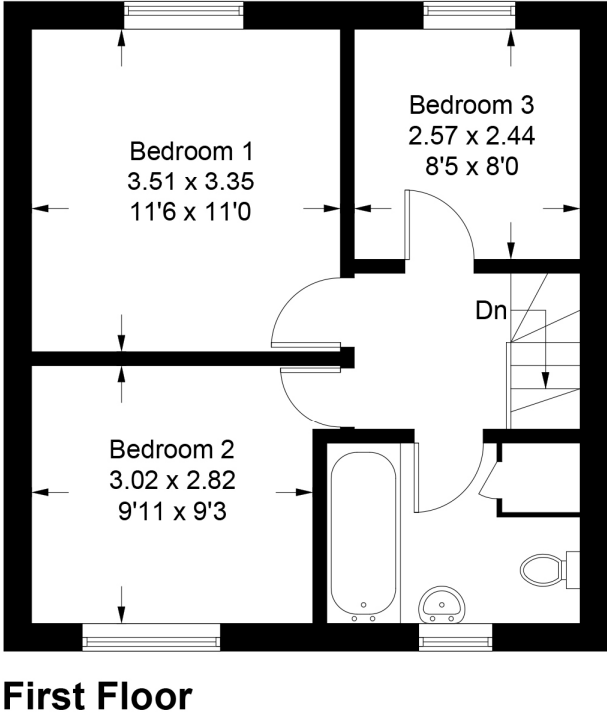
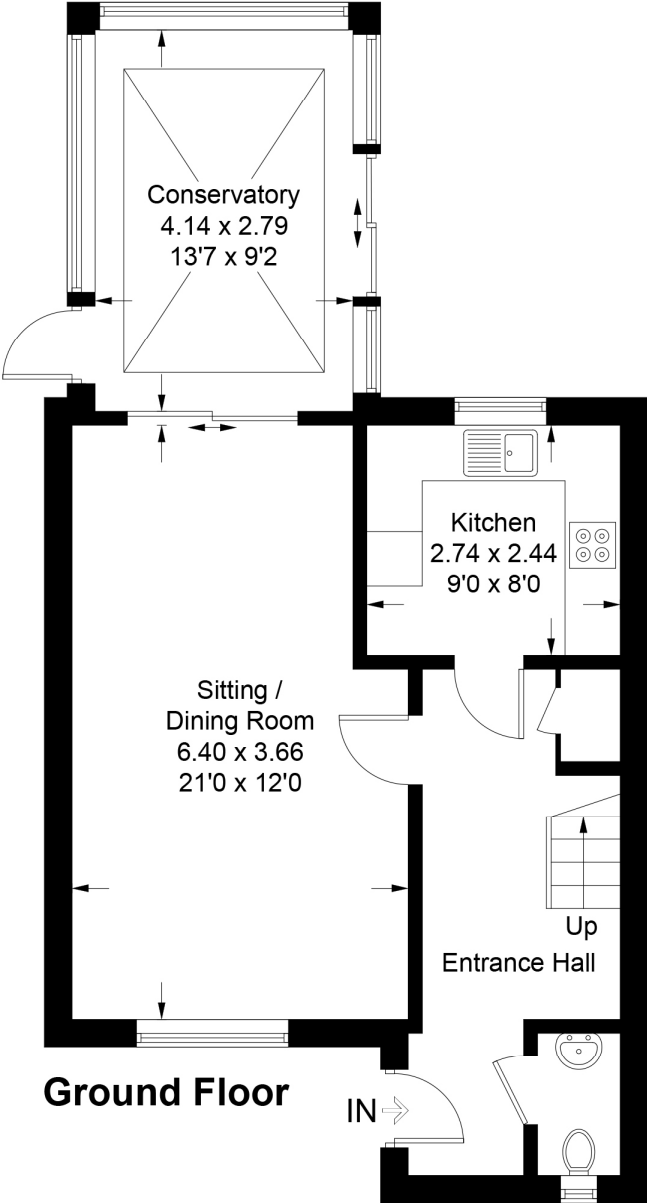






# 234 High Street, Wickham Market

Approximate Gross Internal Area = 93.2 sq m / 1003 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 C; £1,991.08 payable per annum 2025/2026

*Local Authority* East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

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## 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.

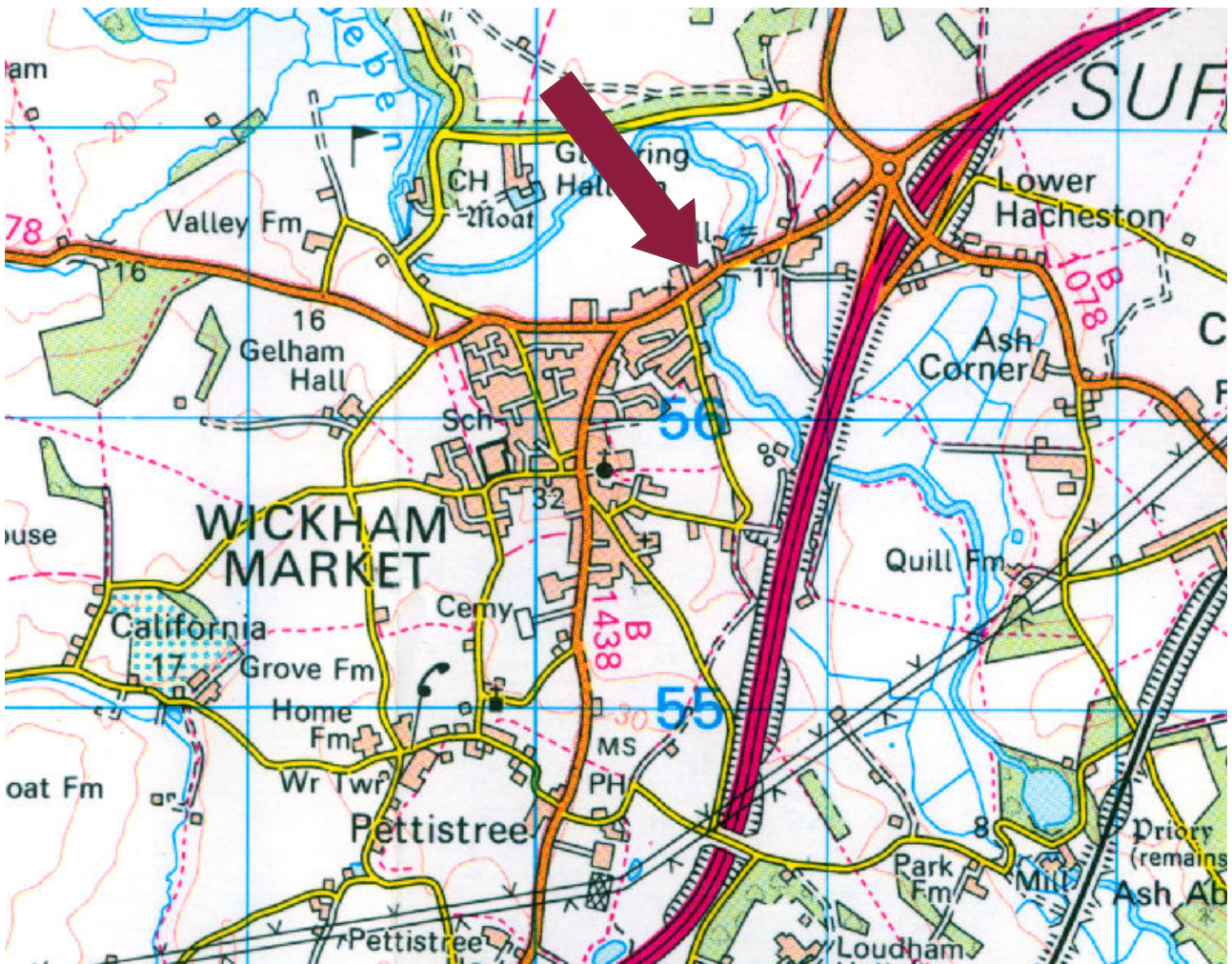
*February 2026*

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## Directions

From Framlingham head eastbound on Station Road and continue on this road for approximately 6 miles passing through the village of Parham, Hacheston and into Wickham Market. At the roundabout take the third exit onto Wickham Market High Street. Continue over the bridge and the property can be found a short distance down on the right had side identified by a Clarke and Simpson For Sale Board

For those using the What3Words app: [///circular.promoted.skylights](http://circular.promoted.skylights)



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