



Observers Road | Wickham Market | Woodbridge | IP13 0FD

£775,000



MORTIMERS
OF WOODBRIDGE

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Mortimers of Woodbridge are delighted to offer for sale this exceptional four double bed roomed detached family home situated on the stunning Wickham Gate development, on the outskirts of Wickham Market. This Brand New property benefits from under floor heating and radiators via air source heat pump, a double garage and driveway, views to the front overlooking an open space, three bathrooms and three reception rooms.

- £35,000 to spend your way*
- Four Bedrooms
- Three Bathrooms
- Double Garage and Parking
- Overlooking Open Space
- This Home Is Ready To Move Into Now

Full Description

Living Room

15'8 x 15'2 (4.78m x 4.62m)

Kitchen / Dining Area

21'6 max x 17'5 max (6.55m max x 5.31m max)

Utility

6'9 x 6'8 (2.06m x 2.03m)

Study

11'0 x 9'6 (3.35m x 2.9m)

Landing

Master Bedroom

15'4 x 13'0 (4.67m x 3.96m)

Bedroom 2

16'6 x 13'2 (5.03m x 4.01m)

Bedroom 3

12'3 x 11'8 (3.73m x 3.56m)

Bedroom 4

11'3 x 10'6 (3.43m x 3.2m)

Bathroom

Rear Garden



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	89	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band **New**
Build
EPC Rating **B**

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