



Broad Road, Wickham Market Woodbridge IP13 0RJ

welcome to

Broad Road, Wickham Market Woodbridge

An impressive, three bedroom, semi-detached Victorian era family home, situated within walking distance of the centre of Wickham Market.



Entrance Hall

Opening onto the original tiled mosaic floor and then turning to exposed wooden floorboards, giving access to...

Lounge

14' 2" Max. x 13' 5" Max. (4.32m Max. x 4.09m Max.)
A large bay window to the front allows lots of natural light into this living space. With a gas feature fire inset into the original fireplace, accompanied a beautiful marble mantle on a tiled hearth. This beautiful space is capped off with a lovely ceiling rose to match the character of the exposed wooden floorboards.

Dining Room

10' 11" x 10' 10" (3.33m x 3.30m)
Window to the side of the property with a radiator underneath, exposed wooden floorboards. Victorian era fireplace with built in cupboards and shelving either side of the chimney.

Family Room

24' 3" x 9' 10" (7.39m x 3.00m)
A mix of original exposed floorboards and modern stone floor. this room has been extended to the side with a roof lantern and bi-fold doors to the rear flooding the space in natural light. with windows to the front and side as well. Built in storage cupboard and access down to the cellar this is a great space for entertaining.

Kitchen

9' 9" x 11' 9" (2.97m x 3.58m)
With vaulted ceilings, Velux windows to the rear and side along with inset ceiling spotlights this is another bright space. A mix of base and wall mounted units, pan draws and wood effect worktops make up this newly fitted kitchen. A mid height oven with warming draw, electric hob, fridge / freezer are all built in. 1 & 1/4 sink with mixer tap over and draining board. There is also a vertical wall radiator.

Ground Floor Shower Room

Velux window to the side, tiled walls, low level WC, floating style basin, shower, radiator and extractor fan.

Landing

Original banister over the stairs, access to all upstairs rooms and the loft space.

Bedroom One

10' 11" Max. x 10' 11" Max. (3.33m Max. x 3.33m Max.)
Two sash windows to the front of the property, an original feature fireplace with built in shelving around the chimney.

Bedroom Two

10' 11" Max. x 12' 4" Max. (3.33m Max. x 3.76m Max.)
Sash window to the side, radiator underneath, Feature Victorian fireplace and a ceiling fan.

Bedroom Three

10' 2" Max. x 9' 9" Max. (3.10m Max. x 2.97m Max.)
Window to the side, exposed floorboards and feature fireplace. Built in cupboards beside the chimney.

Wet Room

Partially aquaboarded walls, Shower with rain effect head, heated towel rail, large sink with floating storage under, sash windows to the front of the home. Toilet with hidden cistern, inset ceiling spotlights and extractor fan.

Cellar

Access down stairs off the family room, the cellar is currently used as a store room and home office, full power, radiator and lighting with a window up into the family room allowing some much needed natural light. This would make a great space for a home office.

Outside Front

Bordered by a low brick walled topped with ornate cast iron railing. the front of the property mainly consists of a shingled driveway, providing parking for several vehicles, with a path leading to the front door and some flower beds to the side and front. Side access via gateway.

Rear

The garden to the rear commences with a patio seating area, great for entertaining, before stepping up onto the main lawn with apple trees and mature shrub borders The back portion of the garden is separated into an allotment space where the current owners enjoy growing their own fresh produce. With many raised beds, greenhouse and garden shed.



view this property online williamhbrown.co.uk/Property/WBG109430



welcome to

Broad Road, Wickham Market Woodbridge

- Handsome Victorian Residence
- Many Original Features
- Excellently Sized Family Accommodation
- Heart of Wickham Market
- Two Shower Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: D

£495,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/WBG109430



Property Ref:
WBG109430 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01394 380280



Woodbridge@williamhbrown.co.uk



16 Church Street, WOODBRIDGE, Suffolk,
IP12 1DH



williamhbrown.co.uk