



Observers Road, Wickham Market



Huntingfield
Estates
FRAMLINGHAM

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Discover the perfect blend of modern living with this elegant and spacious four-bedroom house. Enjoying all the benefits of modern living, set in this beautiful countryside location within the new Wickham Gate development. This handsome house was built in 2023 and has 7 years remaining on the New Build Warranty. Positioned at the entrance to this small development of houses, looking out onto the communal landscaped gardens and just a short walk into the centre of Wickham Market. The house has timeless character with the benefits of modern design which include Air Source heat pump, open plan kitchen diner, bifold doors onto the garden and four bedrooms, two of which have an ensuite. This is a home that deserves to be seen and is ready to move into.

LOCATION: Situated on the new Wickham Gate development, it is just a short walk into the town centre of Wickham Market which lies just off the A12 providing easy access to the nearby towns of Woodbridge and Ipswich. There are also rail services to London at nearby Campsea Ashe. Wickham Market is a picturesque Suffolk village with several excellent shops and restaurants situated around the attractive Market Square. The market town boasts a number of amenities including a supermarket, doctors surgery, dentist, primary school and library. The local tourist attractions of Framlingham Castle, Snape Maltings and Sutton Hoo are all within a ten-mile radius and the heritage coast is a short drive away.



INTERIOR: The moment you come through the front door the house announces itself as something special with a spacious light filled hallway with stairs rising in the middle of the house to the first floor with the feature port hole window. There is a deep understairs cupboard with hanging rail for coats. The light oak wood effect flooring runs through the ground floor and the hallway gives access to all the ground floor rooms. The generous dual aspect living room, with large window to the front and bifold doors onto the garden to the rear is flooded with natural light. The room has plush cream carpet with underfloor heating but is additionally warmed by a central wood burner set within a reclaimed brick fireplace with a timber surround. Cool and bright in summer and warm and cosy in the colder months. The open plan kitchen and dining area is a very generous contemporary space with light oak effect ceramic tiles to the floor with underfloor heating. The fitted kitchen has dark blue shaker style units with chrome handles incorporating, fridge freezer, dish washer, high level oven with fitted oven/microwave above. The inset stainless-steel sink is positioned by the large window overlooking the garden within the white composite worktop that sweeps around to form a breakfast bar. The ceramic induction hob is centrally located with a large stainless steel extractor hood over. There is a generous dining area with plenty of space for table and chairs with access to the patio through French doors. The utility room sits conveniently adjacent to the kitchen with a window to the side and has space and plumbing for a washing machine together with additional storage within fitted units which match the kitchen. Alongside is the cloakroom with window to the side, WC and pedestal basin. The study has a comfortable feel with a window to the front and cream carpets. Stairs rise to the spacious landing with two separate airing cupboards, one with a water tank and one just for storage. Again, this area is light and airy with a window giving natural light. The principal bedroom is characterised by charming sloping ceilings and dual aspect windows creating a retreat atmosphere with built-in wardrobe and access to the ensuite. The ensuite shower room has a window with obscured glass to the side, large walk-in shower with beige stone effect ceramic wall tiles, WC, basin and heated towel rail. Bedroom two is equally well served and also features built in wardrobe and ensuite shower room. The shower room has beige stone effect ceramic wall tiles, walk in shower, WC , basin and heated towel rail with window to the front. Bedroom three is a good size double, currently set out with 2 single beds and has a built-in wardrobe and window to the front. Bedroom four is the smallest room and is a good-sized single with large built-in wardrobe. The family bathroom has a white suite with bath, WC and basin, window with obscured glass and a heated towel rail. This completes the generous and comfortable accommodation.



EXTERIOR To the side of the property is a driveway leading to a tandem garage with an up and over door, power and light, a personal door from the garage leads to the rear garden. There are two allocated parking spaces outside the garage area with a gate into the garden with space for bins. The bifold doors from the sitting room together with the French from the kitchen lead out onto the large patio with brick retaining wall, there is plenty of space for a large table to enjoy alfresco dining. The remainder of the garden is mainly laid to lawn with some well stocked borders. To the front of the house is a low hedge with a path to the front door and a pretty latticed porch ideal for growing climbers.

TENURE: The property is freehold and vacant possession will be given upon completion.

LOCAL AUTHORITY: East Suffolk

Tax Band: F

EPC: B

Postcode: IP13 0FD

WHAT3WORDS: ///trumpet.gold.apes

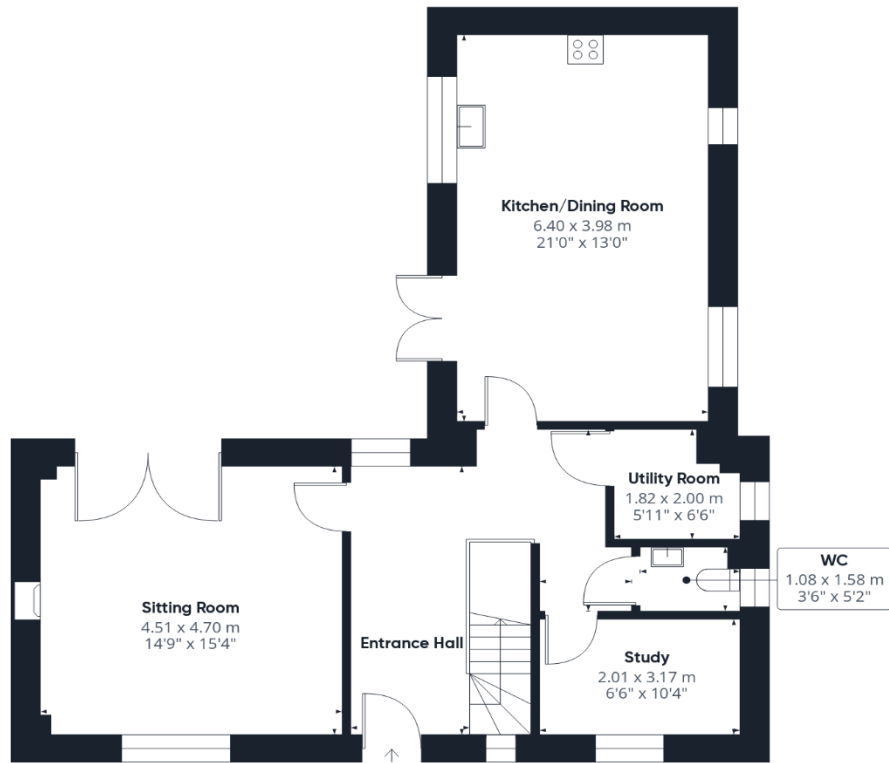
SERVICES: Air Source heat pump, mains electricity, water and drainage. Wood Burner to the Sitting Room

FIXTURES AND FITTINGS All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

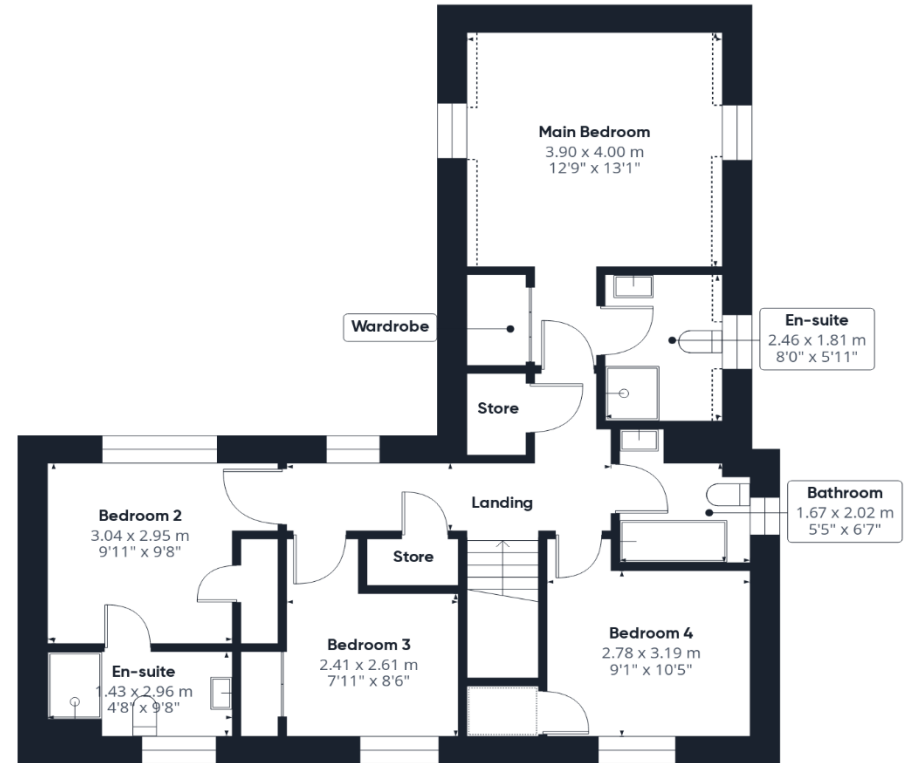
AGENTS NOTES The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.







Floor 0 Building 1



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Total Area:
1555ft²
144.5m²



Important Notices: 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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