



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

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

**TENURE : FREEHOLD**

**£775,000**

- Four Bedrooms
- Two En-Suites
- Stamp Duty Contribution worth £15k\* STT's
- Garage & Parking
- Fantastic Outlook

# 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+)	<b>A</b>		
(81-91)	<b>B</b>	85	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

England, Scotland & Wales  
 Address: Etholwold Drive, Wickham Market, IP13 0FL

Service Charge: £209.09 pa

We understand from our vendor that the property is connected to a mains gas supply, 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