



CORNERSTONE  
RESIDENTIAL ESTATE AGENTS

- Character Cottage
- Heavily Extended Ground Floor
- Contemporary Kitchen
- Three Bedrooms
- Three Reception Rooms Study
- Garage & Driveway



# THE ACCOMMODATION



**Entrance Hall** With door to the rear garden, built-in storage and doors to...

**Cloakroom** Fitted with a WC and wash basin.

**Living Room** 6.06m x 3.25m (19' 11" x 10' 8")

A well-proportioned room of an irregular shape, (max dimensions provided), with a log-burning stove, and windows to front, side and rear aspect.

**Dining Room** 4.22m x 2.90m (13' 10" x 9' 6")

With windows to front and side aspect, built-in cupboard and feature fireplace. A further door leads to the inner hallway.

**Kitchen** 3.88m x 2.73m (12' 9" x 8' 11")

Fitted with a range of wall and base units with work surfaces over, sink/drain unit, range cooker and hood, plumbing for washing machine and space for tumble drier with external venting, windows to side and rear aspect, a large Pantry (measuring approx 3.05m x 1.35m), and door to the...

**Inner Hallway** With stairs off to the first floor, understairs storage, and further doors to...

**Sitting Room** 3.57m x 3.31m (11' 9" x 10' 10")

With two windows to the front aspect and feature fireplace.

**Study** 2.50m x 2.40m (8' 2" x 7' 10")

A useful additional space with a door to the rear garden.

**First Floor Landing** With doors to...

**Bedroom One** 3.15m x 3.33m (10' 4" x 10' 11")

A double bedroom with fitted wardrobe and window to front aspect.

**Bedroom Two** 2.84m x 2.66m (9' 4" x 8' 9")

Another double room with window to rear aspect and a door giving access to...

**Bedroom Three** 3.33m x 2.84m (10' 11" x 9' 4")

Another double with dual-aspect windows.

**Bathroom**

Fitted with a WC, wash basin and walk-in shower, towel radiator and window to rear aspect.

**Outside**

To the front of the property is an enclosed garden with well-stocked beds, and a path leading to the front door. The rear garden has a patio area, lawn, wooden summer house, and access to the rear driveway (accessed via Deben Court) and the garage which has an up-and-over door, a further courtesy door, light and power points.

**AGENTS NOTE**

There are currently a number of solar panels at the property. These are not included with the sale and will be removed prior to any sale completing.



# THE PROPERTY & LOCATION

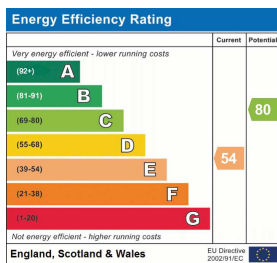
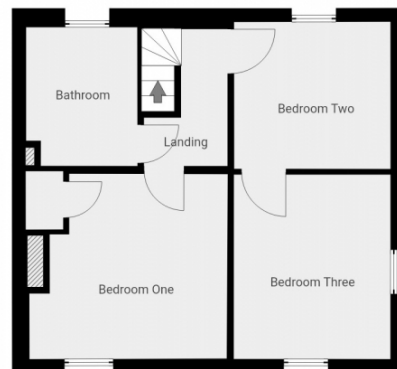
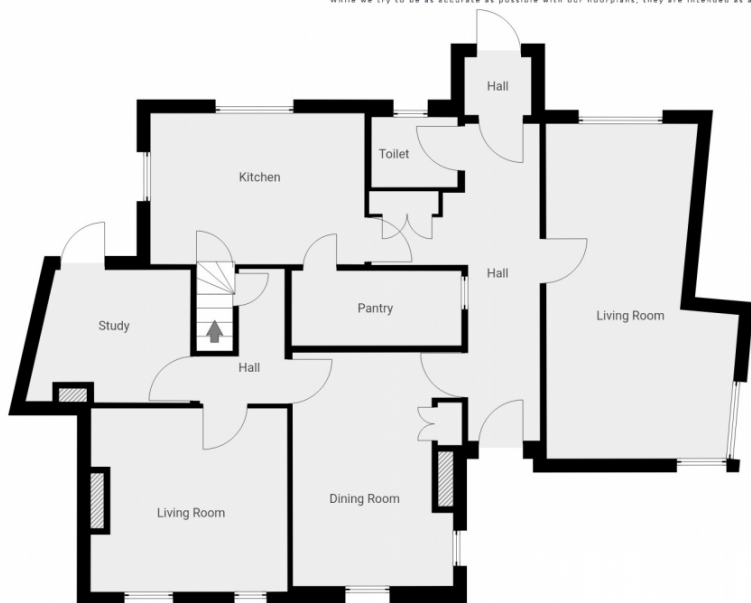
A well-presented characterful semi-detached cottage in the popular village of Wickham Market. The property has been heavily extended over the years, now comprising three reception rooms, study, kitchen, three bedrooms, first floor bathroom and a good-sized garden. There's also gas central heating, a garage, and a driveway.

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 there's 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

While we try to be as accurate as possible with our floorplans, they are intended as a guide only and therefore should not be relied upon



Council Tax Banding : C

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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### 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