



High Street, Wickham Market, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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An immaculately presented **FOUR-bedroom DETACHED** property tucked away in a quiet cul-de-sac just off the High Street. **\*\*DOUBLE GARAGE\*\* \*\*CAR PORT\*\* \*\*EV CHARGER\*\* \*\*WALKING DISTANCE TO THE TOWN CENTRE\*\* \*\*VENDORS HAVE FOUND\*\* \*\*VIEWING HIGHLY RECOMMENDED\*\***

**LOCATION** Wickham Market lies just off the A12 providing easy access to the near towns of Woodbridge and Ipswich. There are also direct rail services to London at nearby Campsea Ashe. There are a number of excellent shops and restaurants situated around the attractive Market Square as well as having a Supermarket. The local tourist attractions of Framlingham Castle, Snape Maltings and Sutton Hoo are all within a ten-mile radius.

**GUIDE PRICE: £625,000**

- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Study/Snug
- Kitchen/Breakfast Room
- Utility Room
- Main Bedroom with En Suite Shower Room
- Two Further Double Bedrooms
- Further large Single Bedroom
- Family Bathroom
- Garage, EV Charger, Car Port and Parking
- Private Corner Plot Garden



**HIGH STREET - INTERIOR** A glazed front door welcomes you inside a spacious Entrance Hall with a stunning stained-glass window to the side and built-in shelving. There's a large cupboard ideal for storing coats, shoes and boots etc. There's also a Cloakroom to the left benefitting from a wall mounted wash hand basin and back to wall wc. The Sitting Room is dual aspect with an inset multi-fuel burner sat on a pamment tiled hearth with Bessemer beam over. There are French doors opening onto a pretty paved patio area. To the side of the Sitting Room is a spacious Study again benefitting from built-in shelving. The Kitchen/Breakfast Room benefits from a range of white contemporary units with Silestone worktops, stainless steel one and a half sink with stainless steel mixer tap. There's a integrated eye level Neff double oven, induction hob and hood with ample space for a table and chairs. The Kitchen is light and airy being dual aspect. There is a formal Dining Room to the right of the kitchen which would also make a great playroom. The Utility Room is ideally located to the left of the Kitchen and has a range of white contemporary units with grey laminate worktops, stainless steel sink and strainer with stainless steel mixer tap. There's space for a washing machine, dryer and an extra fridge freezer (should you wish to have one). On the first floor the main bedroom is spacious with build-in wardrobes and an En-Suite Shower Room benefits from fully tiled walls, walk in shower cubicle with mains fed shower, wash hand basin and wc in a vanity unit and a chrome towel rail. There are two further double bedrooms along with a large single bedroom. The Family Bathroom benefits from a 'P' shaped bath with a stainless-steel mixer tap with shower attachment and curved glass shower screen. The wash hand basin is nestled in a vanity unit, again with a back to wall wc and white towel rail. This completes the accommodation of this spacious substantial home.



**HIGH STREET - EXTERIOR** The property is nicely tucked away in the corner of a cul-de-sac just off the High Street. The drive is block paved with parking for approximately three cars along with a larger than average garage with an electric door, power and lighting, and a carport to the right-hand side. The front garden is mainly laid to lawn with some raised beds and a hedged border. The rear garden is landscaped with a large patio area to the bottom with steps either side of the garden leading to a further lawned garden with a circular patio/dining area with a wide variety of plants, trees and shrubs. The garden is very private being on a corner plot.

**LOCAL AUTHORITY** East Suffolk

**TAX BAND:** F

**EPC:** TBC

**POSTCODE:** IP13 0QU

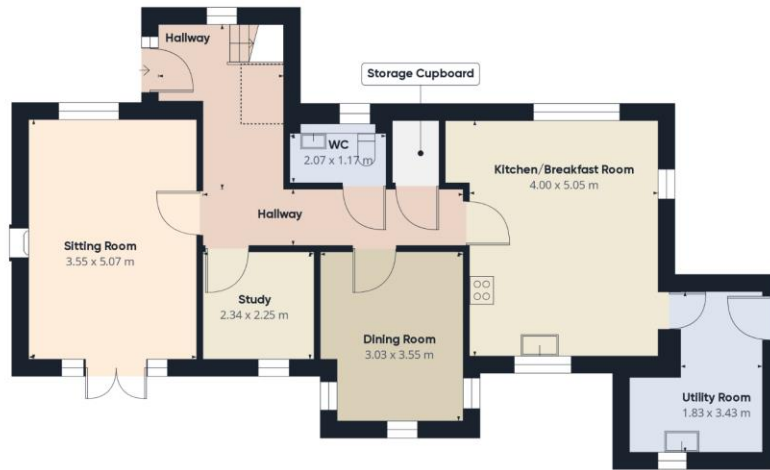
**SERVICES:** Gas boiler, mains electricity and water, alarm and EV charger. The property also benefits from 4kw solar panels.

**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.







Ground Floor



Floor 1



Approximate total area<sup>®</sup>  
146.78 m<sup>2</sup>  
Reduced headroom  
1.11 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
----- Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



**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.

### Huntingfield Estates

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