

A modern refurbished three-bedroom detached bungalow, fully adapted internally & externally for wheelchair access, located in the popular village of Wickham Market.

Guide Price
£350,000 Freehold
Ref: P7290/B

29 Parkway
Wickham Market
Woodbridge
Suffolk
IP13 0SS



Entrance hall, kitchen/breakfast room and sitting room.
Three bedrooms and wet room.
Oversized single garage.
Home office/studio, summerhouse and workshop.
Enclosed hard landscaped garden to rear with rural views.
Off-road parking.

Contact Us



Clarke and Simpson
Well Close Square
Framlingham
Suffolk IP13 9DU
T: 01728 724200

And The London Office
40 St James' Place
London SW1A 1NS

email@clarkeandsimpson.co.uk
www.clarkeandsimpson.co.uk

Location

29 Parkway is located a short distance from the centre of the popular and well regarded village of Wickham Market. This thriving community offers a range of local businesses, shops including a Co-operative supermarket, restaurants, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling.

Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe with trains to Ipswich and on to London, which take just over the hour. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius, as is the coast with popular destinations such as Aldeburgh.

Description

29 Parkway is an extended detached bungalow, which has been redecorated and refurbished, as well as being adapted for wheelchair accessibility internally and externally. The property has well laid out accommodation over a single storey and comprises entrance hall, kitchen/breakfast room, sitting room, three bedrooms and a wet room. Outside, the property has an oversized single garage, a driveway providing off-road parking for several vehicles, a landscaped garden to the front, and an enclosed hard landscaped garden to the rear with rural views across farmland. The garden has been designed with wheelchair accessibility in mind, with a pathway going all the way around the property. Contained within the garden are a summer house, workshop and purpose-built home office/studio. The bungalow benefits from gas-fired central heating and UPVC double-glazing throughout. It also has a large boarded roof space with good lighting, which is useful for storage.

The Bungalow

A glazed door to the side of the property opens to the

Entrance Hall

Slimline window to side. Ceramic tiled flooring, wall-mounted radiator and access to loft. Built-in double cupboard with hanging rail and shelving. Built-in **airing cupboard** with slatted shelving and wall-mounted electric heater. A door opens to the

Kitchen/Breakfast Room 19'0 x 10'4 (5.79m x 3.15m)

Glazed door and window to rear overlooking the garden and beyond. A matching range of fitted wall and base units with rolltop work surface incorporating a one and a half bowl single-drainer sink unit with mixer tap over and tiled splashback. Space for washing machine and American-style fridge freezer. Four-ring electric hob with electric oven and grill under and extractor hood over. Integrated dishwasher and breakfast bar. Vertical radiator. An opening leads through to the



Sitting Room 16'4 x 11'0 (4.98m x 3.35m)

Two high-level windows to side with obscured glazing. Wall-mounted radiator. Bi-fold doors opening to hard landscaped terrace.



A further door from the entrance hall opens to the

Wet Room

Window to side with obscured glazing. High-gloss tiled walls and ceramic tiled flooring. Mains-fed drencher shower with hand-held attachment, close-coupled WC and pedestal hand wash basin. Heated chrome towel radiator and Dimplex wall-mounted heater.



A further door from the entrance hall opens to

Bedroom One 14'0 x 11'0 (4.27m x 3.35m)

A good-sized double bedroom with window to front, wall-mounted radiator and wall-mounted television (to remain).



Bedroom Two 10'7 x 10'3 (3.23m x 3.12m)

A further double bedroom with window to front and wall-mounted radiator.



Bedroom Three 11'0 x 9'7 (3.35m x 2.92m)

A small double room with high-level window to side with obscured glazing. Wall-mounted radiator.



Outside

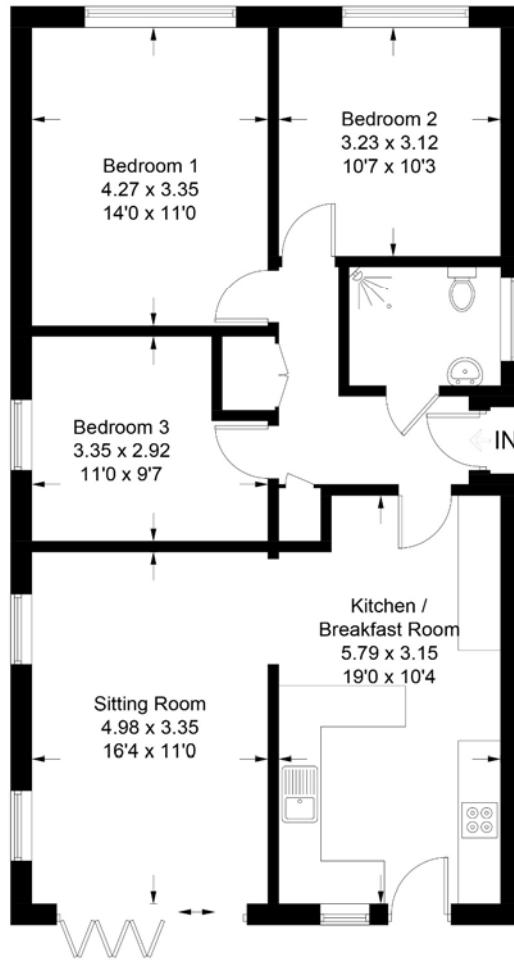
The property is approached from the highway via a drive that provides off-road parking for several vehicles and leads to an oversized single garage, which has electricity and lighting connected. There are personnel doors to the rear and front of the garage, an up-and-over door to the front, and a window to the rear. To the front of the bungalow is a landscaped open plan garden. The rear garden has been hard landscaped, with ramps and a pathway suitable for wheelchair access. There are two areas of lawn with flower borders, along with a summerhouse. There is a workshop with electricity and lighting connected, as well as an external power socket. Further to this is a purpose-built home office with French doors and window to front (no electricity connected). Outside tap and outside lighting.





29 Parkway, Wickham Market

Approximate Gross Internal Area = 82.8 sq m / 891 sq ft



Ground Floor

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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

EPC Rating C (full report available from the agent).

Council Tax Band C; £1,805.54 payable per annum 2023/2024.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

March 2024



Directions

Heading into Wickham Market on the B1078, turn right onto Border Cot Lane, signposted to Clopton and Otley. Take the next left onto Broad Road, and then the next left onto Parkway. Continue to the bottom of Parkway and the property can be found on the left hand side.

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