



Palmer & Partners



High Street, Wickham Market,
Woodbridge, Suffolk, IP13 0RF
Guide Price £300,000 to £325,000

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- No Onward Chain
- Charming Period Cottage
- Three Bedrooms (Bed 3 Accessed via Bed 2)
- Living Room with Wood Burner
- Stylish Kitchen
- Four-Piece Ground Floor Bathroom
- Replacement Boiler & Radiators
- Outbuildings
- Impressive Secret Garden to Rear

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Palmer & Partners are delighted to present to the market a beautiful and rarely available three-bedroom period cottage located on Wickham Market High Street. The cottage is full of character including wood burning stove and exposed timbers and benefits from a replacement Worcester combi boiler and traditional column radiators, outbuildings, and a cottage style secret garden which is detached from the main residence and accessed via a secure gate. There is no onward chain, and the cottage was formerly two cottages which we

believe date back to between 1730 and 1815.

A summary of the accommodation is as follows: entrance hall, dual aspect living room with feature wood burning stove, stylish kitchen with appliances available via separate negotiation, luxurious four-piece ground floor bathroom, first floor landing, bedroom one with en-suite cloakroom, and bedroom two which provides access to bedroom three. Wickham Market is a bustling, thriving community close to the River Deben within the Suffolk Coastal Heritage area

approximately fifteen miles north-east of Ipswich. The centre of this large village offers convenient parking, a wide variety of shops with everything from flowers to food and fashion including Co-Operative supermarket, butchers, newsagents, as well as a medical centre, hairdressers and choice of places to eat. Within a ten-mile radius can be found the attractions of Easton Farm Park, the Snape Maltings, Framlingham Castle and Sutton Hoo. There is a railway station in nearby Campsea Ashe with Woodbridge being approximately five miles away on the Ipswich – Lowestoft East Suffolk Line.

Entrance Hall: Tiled floor, stairs to the first floor, and doors to the living room and kitchen.

Living Room: 14'7" x 13' (4.45m x 3.96m) Dual aspect with double-glazed windows to the front and side, wood floor, wall lights, and a feature wood burning stove set within a brick fireplace.

Kitchen: 12'5" x 12'1" (3.78m x 3.68m) Fitted with a range of stylish eye and base level units with roll edge work surfaces, ceramic sink and drainer, tiled splashbacks, space for a washer/dryer, Stoves electric cooker and fridge/freezer (all of which are available under separate negotiation), and built-in



extractor hood. There is a large walk-in pantry with shelving and lighting, tiled floor, ceiling inset spotlights, radiator, two double-glazed windows to the side aspect, and door through to:

Rear Lobby: Tiled floor, radiator, ceiling inset spotlights, stable door opening out to the rear courtyard, and door through to:

Family Bathroom: A luxurious four-piece suite comprising bath with telephone style shower attachment, walk-in fully tiled shower enclosure with replacement shower, low-level WC and pedestal hand wash basin.

The bathroom has a heated towel rail with radiator, ceiling inset spotlights, extractor fan, tiled walls, and ceramic tiled floor.

First Floor Landing: Built-in cupboard housing the boiler, exposed beams, and doors to bedrooms one and two.

Bedroom One: 12'9" x 12'9" (3.89m x 3.89m) Dual aspect with double-glazed windows to the front and side, radiator, and door through to:

En-Suite Cloakroom: A two-piece suite comprising hand wash basin and low-level WC with macerator; there is a radiator and exposed beams.

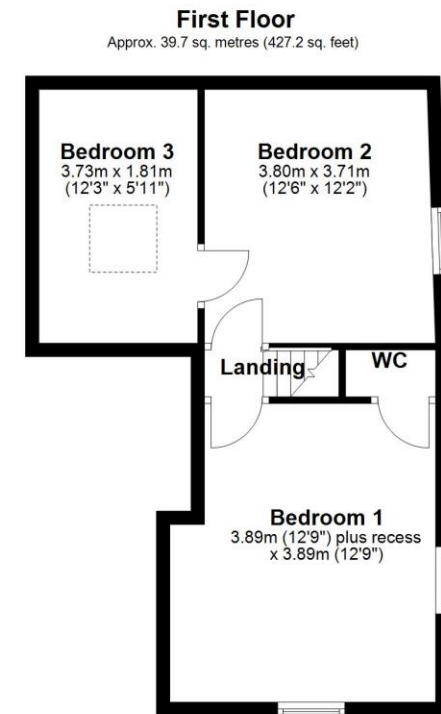
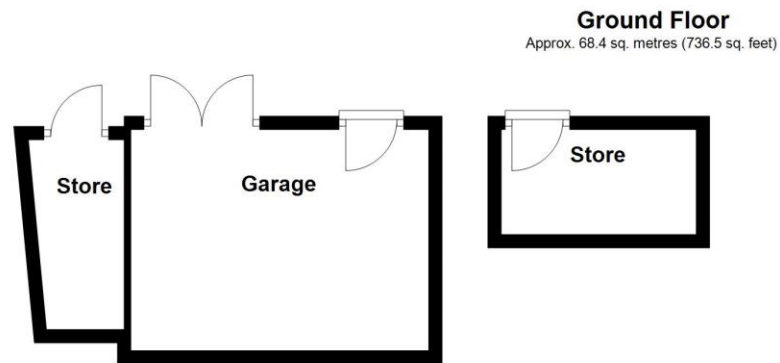
Bedroom Two: 12'6" x 12'2" (3.8m x 3.7m) Double-glazed window to the side aspect, radiator, ceiling inset spotlights, exposed brickwork, pedestal hand wash basin with tiled splashback, loft access, and door through to:

Bedroom Three: 12'3" x 5'11" (3.73m x 1.8m) Velux window, radiator, and built-in hanging rails and shelving. This room has a slight height restriction.

Outside: To the front of the property is a low-maintenance walled garden and to the side is a wooden entrance door into the hallway. To the rear is an

impressive cottage style secret garden which is detached from the main residence and accessed via a secure gate. The garden is laid to shingle and has a large patio area with pergola and is fully enclosed by panel fencing. There are three outbuildings.

Agent's Note: This property is currently a holiday let so is being sold with no onward chain and all the contents are available to purchase should any potential purchaser be interested.



Total area: approx. 108.1 sq. metres (1163.7 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band:



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