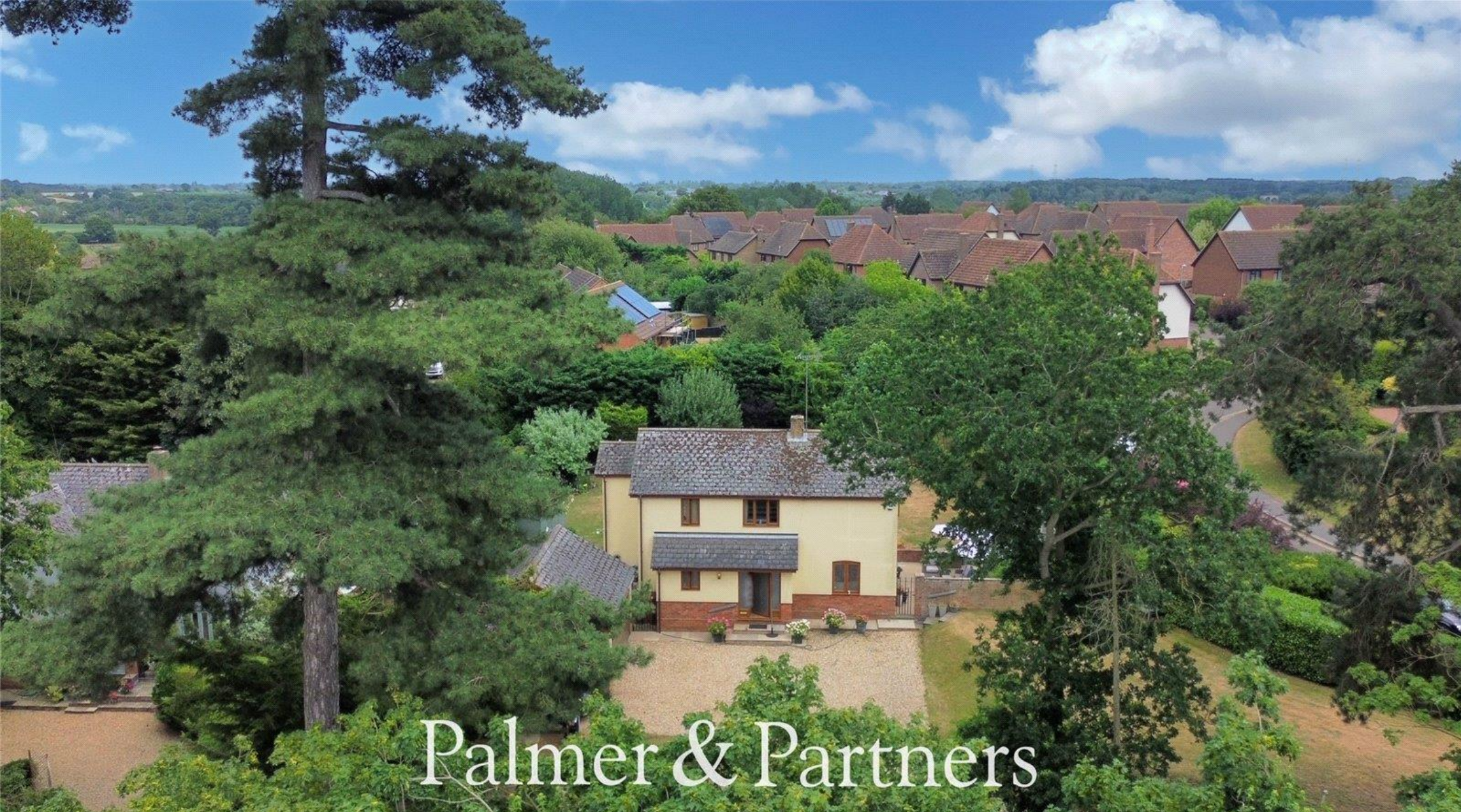




Palmer & Partners



High Street, Wickham Market,
Suffolk, IP13 0RA
Guide Price £750,000

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- Plot of Approximately Half an Acre (STS)
- Four-Bedroom Detached House
- Triple Aspect Sitting Room
- Snug/Study
- Kitchen/Breakfast Room
- Separate Utility Room
- Ground Floor Cloakroom
- Refitted Bathroom & En-Suite Shower Room
- Beautifully Maintained Gardens
- Indian Sandstone Terraces
- Substantial Driveway
- Detached Double Garage & Single Carport
- Double-Glazing & Gas Central Heating

'Snowdon Lodge' occupies a quiet and secluded position set back from the High Street in the highly sought-after village of Wickham Market. This individual detached four-bedroom family home has been lovingly maintained by the current owners for the past 37 years and sits within beautifully established gardens and grounds extending to approximately half an acre (subject to survey). Approached via a wrought iron gated sweeping shingle driveway, the property offers generous parking, a detached double garage and single carport. The magnificent, mature gardens are a particular highlight, providing an exceptional degree of privacy and featuring expansive lawns, Indian sandstone terraces, an abundance of established flowers, shrubs and trees, a charming secret garden, woodland wildlife walk and a range of useful outbuildings, creating a truly idyllic setting for both relaxation and outdoor entertaining.

As agents, we strongly recommend the earliest possible internal viewing to fully appreciate the generous proportions of the accommodation, together with the exceptional gardens and grounds this impressive home occupies. The well-appointed ground floor comprises an inviting entrance hall, cloakroom, substantial triple-aspect sitting room, snug/study, kitchen/breakfast room and separate utility room. Upstairs, the galleried landing provides access to a spacious principal bedroom featuring a stylish refitted en-suite shower room, three further bedrooms, and a beautifully refitted contemporary family bathroom.

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, library, 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.

Outside – Front: 'Snowdon Lodge' enjoys an impressive frontage, beautifully screened by a mature laurel hedgerow that provides an exceptional degree of privacy and seclusion. A charming five-bar pedestrian gate opens directly onto the High Street, leading into the extensive front garden, which is predominantly laid to lawn and beautifully stocked with an abundance of established flowers, shrubs and mature trees. A delightful woodland wildlife walk

further enhances the grounds, creating a peaceful haven for nature lovers. Gated access to both sides of the property leads through to the rear garden. The property also benefits from a detached double garage with power and light connected and an electric up and over door, a single carport and a substantial shingle driveway, providing ample off-road parking for numerous vehicles.

Entrance Hall: The inviting hallway has a radiator, laminate flooring, and a turning staircase rising to a galleried landing with understairs cupboard and understairs recess. Doors provide access to the cloakroom, sitting room, snug/study and kitchen/breakfast room.

Cloakroom: A two-piece suite comprising a low-level WC and vanity unit with tiled splashback. The cloakroom also has a radiator, laminate flooring, and a double-glazed window to the front aspect.

Sitting Room: 19'6" x 13'6" (5.94m x 4.11m) The sizeable triple aspect sitting room has



double-glazed windows to the front and rear together with a set of double-glazed French doors opening onto an impressive Indian sandstone double-tiered terrace. The sitting room also features a gas fire, two radiators, and a television point.

Snug/Study: 10'10" x 9'5" (3.3m x 2.87m)

Vertical radiator and a set of double-glazed French doors opening onto an Indian sandstone terrace.

Kitchen/Breakfast Room: 19'6" x 10'4" (5.94m x 3.15m) The kitchen is fitted with a range of modern eye and base units with drawers, roll edge work surfaces, one-and-a-half bowl sink and drainer, and tiled splashbacks. There is space and plumbing for a dishwasher, space for a range-style cooker with large built-in Leisure extractor hood above, radiator, and tiled flooring. Double-glazed windows to the rear and side allow in plenty of natural light and an archway leads to:

Utility Room: 8'10" x 5'9" (2.7m x 1.75m) The utility room has base level units with roll

edge work surface over incorporating a sink and drainer with tiled splashbacks, a full-length storage cupboard, and shelving unit. There is space for a fridge freezer, space and plumbing for a washing machine, tiled flooring, double-glazed window to the rear aspect, and a double-glazed door opening out to the garden.

Galleried Landing: Double-glazed window to the front aspect, an airing cupboard, a radiator, and slatted balustrade. Doors provide access to the bedrooms and bathroom.

Master Bedroom: 12'8" x 10'4" (3.86m x 3.15m) Double-glazed window overlooking the rear garden, a radiator, built-in triple wardrobe, and a door leading to:

En-Suite Shower Room: A stylish refitted three-piece suite comprising a large walk-in shower enclosure which has a Mira touch rainfall showerhead and separate body shower, and a vanity unit with close-couple WC and sink with ample storage beneath. The en-suite also has a heated towel rail,



half-height tiled walls, shaver socket, extractor fan, and double-glazed opaque window to the rear aspect.

Bedroom Two: 12'11" x 9'8" (3.94m x 2.95m)

Double-glazed window to the side aspect, a radiator, and built-in double wardrobe with overhead storage.

Bedroom Three: 11'11" x 9'5" (3.63m x 2.87m)

Double-glazed window to the side aspect and a radiator.

Bedroom Four: 10'4" x 6'6" (3.15m x 1.98m)

Double-glazed window to the front aspect and a radiator.

Family Bathroom: A stylish refitted three-piece suite comprising a walk-in bath with Mira touch rainfall shower above and shower screen, low-level WC and hand wash basin with double drawer vanity unit. The bathroom also has a heated towel rail, tiled walls, and a double-glazed window to the rear aspect.

Outside – Rear: The beautifully mature rear garden is a particular selling feature, offering an exceptional degree of privacy

and seclusion. Commencing with an impressive double-tiered Indian sandstone terrace leading directly from the sitting room, enclosed by an attractive low-level retaining brick wall, it provides a superb space for outdoor entertaining and alfresco dining. A further Indian sandstone terrace extends from the snug/study, with central steps rising to the main garden. Beyond, the gardens are extensively laid to lawn and beautifully stocked with an abundance of established flowers, shrubs and mature trees, including a selection of fruit trees. A charming secret garden and enchanting woodland walk create a wonderful setting to relax and enjoy the surrounding nature. The garden is further complemented by a summerhouse, shed and an in-and-out mower shed capable of housing a ride-on lawnmower, together with outside lighting, power and a tap.



Total area: approx. 136.1 sq. metres (1465.4 sq. feet)

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Attributes

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: To be confirmed

Council Tax Band: F



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