



Palmer & Partners



Mill Lane, Wickham Market, Suffolk,
IP13 0SF

Guide Price £475,000 to £500,000

Palmer & Partners

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- No Onward Chain
- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- 19ft Dual Aspect Sitting Room
- Kitchen & Utility Room
- Shower Room & Separate WC
- SELF-CONTAINED ONE-BEDROOM ANNEXE
- Sitting Room & Conservatory
- Kitchen
- En-Suite Shower Room
- Single Garage & Carport
- Large Block-Paved Driveway
- Replacement Boiler in Last Three Months

An extremely rare opportunity has arisen to purchase a substantial three-bedroom detached bungalow with adjoining one-bedroom self-contained annexe which has its own private garden. The annexe has its own separate council tax band, has previously been tenanted but is also ideal for multi-generational living, has an independent boiler and electrics, and could easily be opened up and integrated as part of the main residence. Located just a stone's throw of Wickham Market's amenities including doctors' surgery, this property is being sold with no onward chain and vacant possession. The property has been in the current family for over 35 years and comes with a single garage, large block-paved driveway providing off-road parking for four cars together with a carport

providing further parking for one car, double-glazing throughout, and gas central heating via a boiler which has been replaced in the last three months.

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: The garden is laid to lawn with hedgerow to the front boundary and a path leading from the bungalow to the annexe. There is a single garage with power and lighted connected and a large block-paved driveway providing off-road parking for four cars together with a carport providing parking for a further car.

Entrance/Utility Room: 9'8" x 5'10" (2.95m x 1.78m) Eye and base units with roll edge work surface incorporating a sink and drainer, tiled splashbacks, water softener, wall-mounted replacement boiler, radiator, tiled floor, walk-in pantry cupboard which is fully shelved, double-glazed

window to the side aspect, and a door leading to:

Kitchen: 13' x 9'11" (3.96m x 3.02m)

Fitted with eye and base units, granite work surfaces, butler sink, integrated Hotpoint oven and four-ring gas hob with extractor hood above, space and plumbing for a washing machine with additional appliance space, wood floor, double-glazed window to the side aspect, double-glazed window overlooking the rear courtyard garden, and door leading to:

Inner Hallway: Two double-glazed windows overlooking the rear courtyard garden and a double-glazed door opening out to the garden, radiator, and engineered oak floor. There is ample storage with a built-in double cupboard, additional cupboard and an airing cupboard. Doors provide access to the lounge, bedrooms,



shower room, separate WC, and inner lobby.

Bedroom One: 12'8" x 10'5" (3.86m x 3.18m) Double-glazed window to the front aspect, radiator, and engineered oak floor.

Bedroom Two: 12'4" x 9'10" (3.76m x 3m) Double-glazed window to the front aspect, radiator, and wood floor.

Bedroom Three: 11'5" x 9'7" (3.48m x 2.92m) Double-glazed window to the front aspect, radiator, wood-effect floor, and loft access.

Shower Room: A refitted and stylish three-piece suite comprising a walk-in shower enclosure with Aqualisa shower, low-level WC and hand wash basin, along with a heated towel rail, half-height tiled walls, and an opaque double-glazed window to the side aspect.

Separate WC: A two-piece suite comprising a low-level WC and space-saving hand wash basin.

Sitting Room: 19'8" x 11'9" (6m x 3.58m) Dual aspect with a double-glazed window overlooking the annexe garden and double-glazed French doors opening out to the secluded rear courtyard garden, a feature wood burning stove, two vertical radiators, and wood floor.

Main Residence Garden: The secluded courtyard garden is low-maintenance and laid to paving with raised flowerbeds and is fully enclosed by fencing with gated access to the carport which provides off-road parking for one car.

Annexe: The annexe is fully self-contained and is ideal for multi-generational living with its own



independent boiler and electrics. A double-glazed front door opens into:
Kitchen: 12'6" x 6'2" (3.8m x 1.88m) Fitted with eye and base units, roll edge work surfaces, sink and drainer, tiled splashbacks, space and plumbing for a washing machine, space for an electric cooker, recess with space for a fridge freezer, radiator, cupboard housing the consumer unit, double-glazed window to the front aspect, and door leading to:

Sitting Room: 15'2" x 10'4" (4.62m x 3.15m) Double-glazed window to the side aspect, two radiators, door into the annexe bedroom, and a double-glazed sliding patio door leading to:

Conservatory: 11'1" x 7'10" (3.38m x 2.4m) Double-glazed window surround and a double-glazed door opening out to the annexe's private garden.

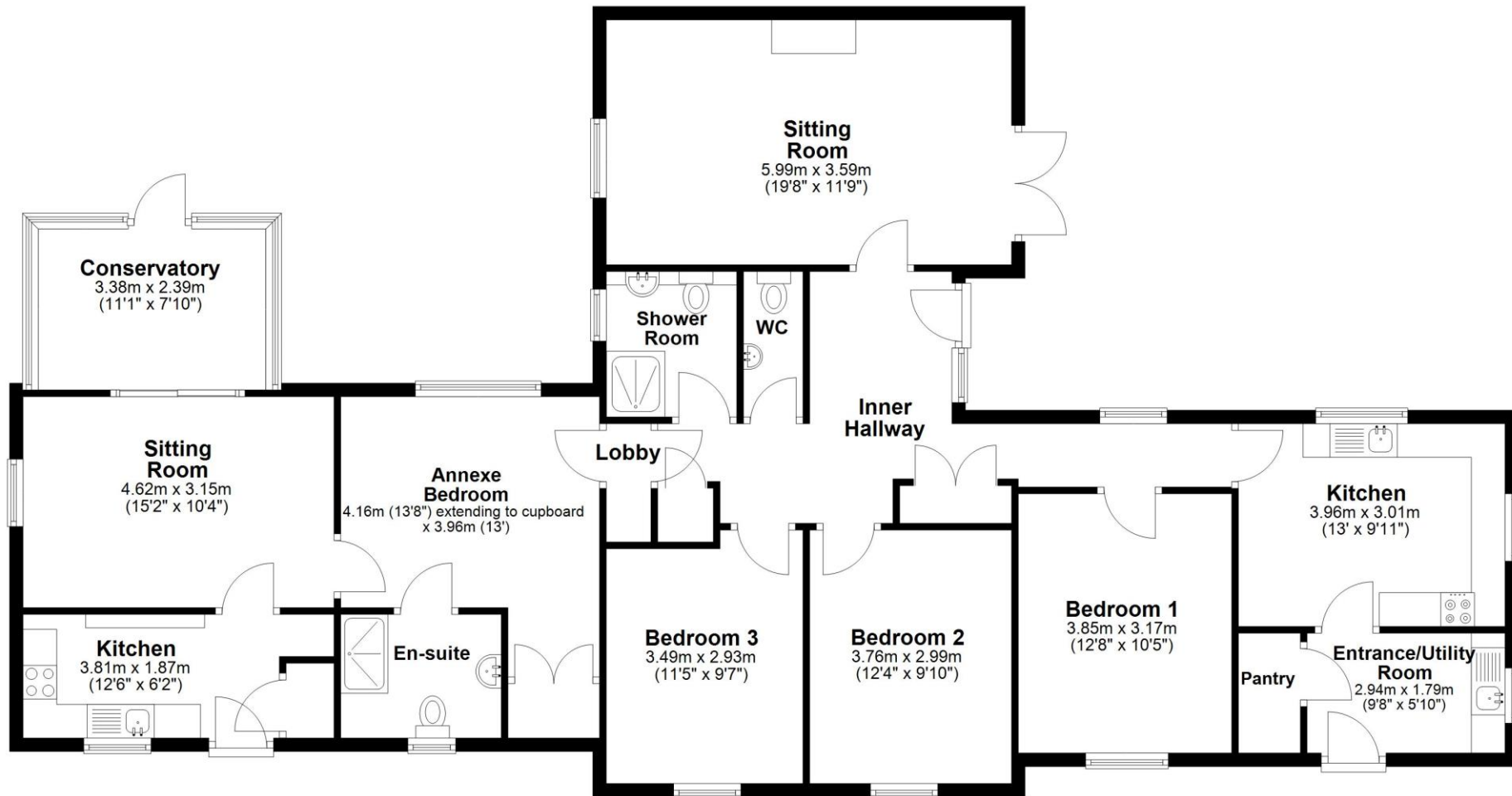
Double Bedroom: 13'8" x 13' (4.17m x 3.96m) Double-glazed window overlooking the annexe garden, radiator, built-in double wardrobe housing the boiler, a door into the lobby of the main bungalow, and further door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with tiled splashbacks, a heated towel rail, and an opaque double-glazed window to the front aspect.

Annexe Garden: The good size garden is laid to lawn with flowerbeds and shrub borders and is fully enclosed by panel fencing. There is a large timber outbuilding and summerhouse and an outside tap.

Ground Floor

Approx. 155.0 sq. metres (1667.9 sq. feet)



Total area: approx. 155.0 sq. metres (1667.9 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

4 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: Main Bungalow - D

EPC Rating: Annexe - D

Council tax band: Main Bungalow - C

Council tax band: Annexe - A



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