



Palmer & Partners



Hall Lane, Wickham Market, Suffolk,
IP13 0TG
Asking Price £325,000

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- No Onward Chain
- Mid Terrace Townhouse
- Three Bedrooms
- Spacious Sitting Room
- Kitchen/Breakfast Room
- Ground Floor Cloakroom
- First Floor Family Bathroom
- Two En-Suite Shower Rooms
- Garage & Parking to Rear
- Low-Maintenance Rear Garden



Located on a modern development in the sought-after village of Wickham Market lies this nicely presented and spacious three-bedroom family home with accommodation arranged over the floors. This Hopkins Home built property is nicely positioned opposite a green space, is being sold with no onward chain, and comes with a low-maintenance rear garden, garage with parking in front, gas central heating, and double-glazing.

We highly recommend an early internal viewing to fully appreciate the quality and space the

accommodation has to offer. The property comprises an entrance hall, cloakroom, sitting room and kitchen/breakfast room on the ground floor. The first floor offers two bedrooms and the family bathroom, with one bedroom benefiting from an en-suite shower room. Occupying the top floor is the impressive principal bedroom, which also enjoys the advantage of an en-suite shower room.

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: Small front garden with a path leading to the double-glazed front door which has a canopy porch above.

Entrance Hall: Radiator, staircase rising to the first floor with an understairs cupboard, and doors providing access to the cloakroom, sitting room and kitchen/breakfast room.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator and an extractor fan.

Sitting Room: 16' x 10'10" (4.88m x 3.3m) Double-glazed window to the front aspect, two radiators,



coved ceiling, and double doors opening through to:

Kitchen/Breakfast Room: 17'5" x 8'7" (5.3m x 2.62m) Fitted with an extensive range of modern eye-level and base units with drawers, roll edge work surfaces, one-and-a-half bowl stainless-steel sink and drainer, and metro tile splashbacks. Integrated appliances include an oven and four-ring gas hob with extractor hood over, and there is space for a fridge freezer and washing machine. The kitchen also has a cupboard housing the boiler, tiled floor, double-glazed window to the rear aspect, and double-glazed

French doors opening out to the rear garden.

First Floor Landing: Airing cupboard, a radiator, staircase rising to the master bedroom suite, and doors providing access to the bathroom and two of the bedrooms.

Family Bathroom: A three-piece suite comprising a bath, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, extractor fan, and an opaque double-glazed window to the rear aspect.

Bedroom Three: 10'7" x 8'10" (3.23m x 2.7m) Double-glazed window to the rear aspect and a radiator.

Bedroom Two: 15'3" x 9'7" (4.65m x 2.92m) Two double-glazed windows to the front aspect, a radiator, built-in double wardrobe, and door leading to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure with folding door, low-level WC and pedestal hand wash basin with tiled splashback, along with a radiator, extractor fan, and coved ceiling.

Second Floor Landing: Radiator and door leading to:

Master Bedroom: 15'4" x 9'10" (4.67m x 3m) Double-glazed window to the front aspect, Velux window to the rear aspect, two

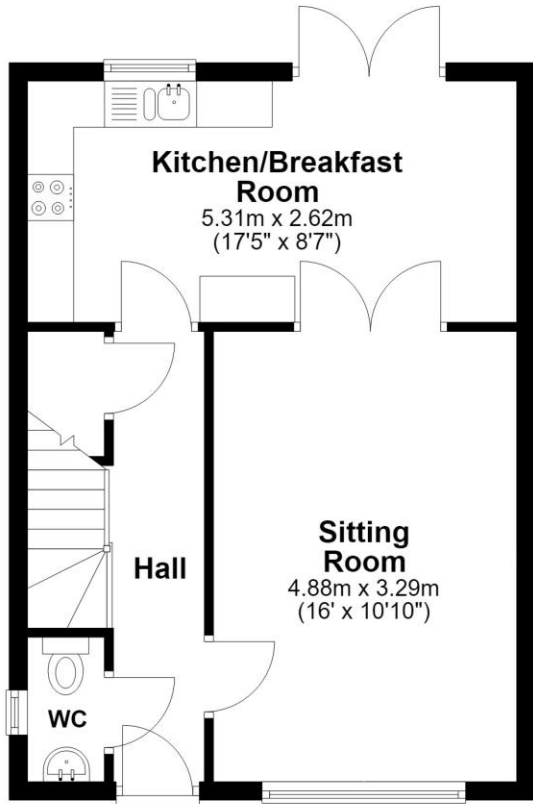
radiators, access to the loft, large walk-in wardrobe with shelving, and door leading to:

En-Suite Shower Room: A three-piece suite comprising a double-size shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, extractor fan, and tiled splashbacks.

Outside - Rear: The low-maintenance garden is laid to patio with decorative stone borders, an outside tap and outside lighting, and is fully enclosed by panel fencing. Gated rear access leads to the garage which has a parking space in front. **Garage:** Up and over door with power and light connected.

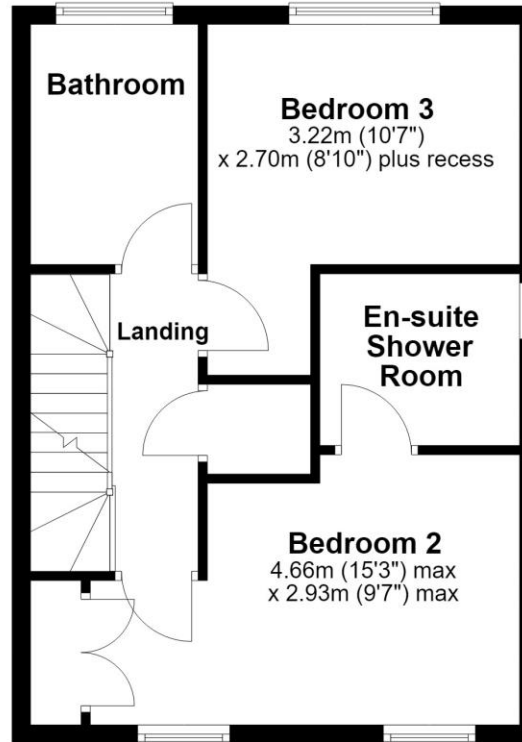
Ground Floor

Approx. 40.3 sq. metres (434.2 sq. feet)



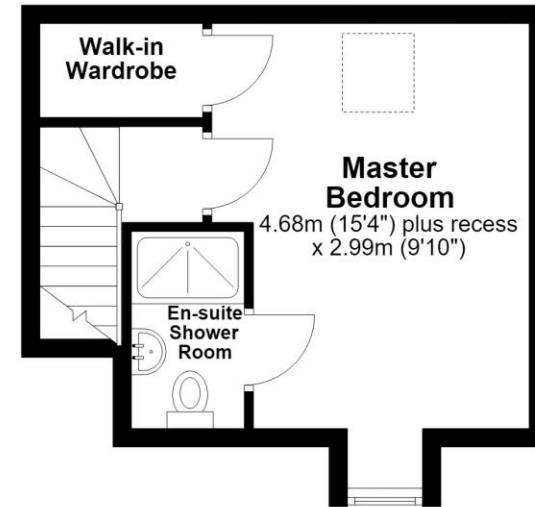
First Floor

Approx. 40.0 sq. metres (430.5 sq. feet)



Second Floor

Approx. 23.2 sq. metres (249.9 sq. feet)



Total area: approx. 103.6 sq. metres (1114.6 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.



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Attributes

3 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: To be confirmed

Council Tax Band: D



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