



3 Willow Tree Close, Wickham Market, Woodbridge, IP13 0TB

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ESTABLISHED 1966

3 Willow Tree Close Wickham Market Woodbridge Suffolk IP13 0TB

- Wickham Market Railway Station 2.6 miles
- Woodbridge 5.6 miles
- Framlingham 6.5 miles
- Ipswich 13.7 miles

ENRANCE HALL | SITTING ROOM | SNUG | STUDY | CLOAKROOM | KITCHEN | LIVING/DINING ROOM | UTILITY ROOM
MAIN BEDROOM WITH EN SUITE SHOWER ROOM | 3 FURTHER BEDROOMS | FAMILY BATHROOM | DOUBLE GARAGE | CAR PARKING | FRONT AND REAR GARDENS | GARDEN SHED

Situated in a peaceful cul-de-sac on the edge of Wickham Market, 3 Willow Tree close is a detached family house which was built in 1985/6 of brick cavity walls under a tiled roof with triple glazed uPVC windows. A single-storey extension was added in 2004 creating a superb living/dining area overlooking the garden.

The living space extends to approximately 2100 sq. ft. and is very well presented and perfectly suited to family living. The front door opens to a welcoming entrance hall which has stairs to the first-floor and a cloakroom. The L shaped living room has a brick mantelpiece housing a wood burner and doors opening to the garden. The snug overlooks the rear garden and there is a study with built-in bookshelves.

The kitchen is equipped with a range of wall and base mounted cupboards and drawer units, with wooden worktops and a Rangemaster range cooker with gas hob and electric ovens with extractor over. This leads to the vaulted living/dining room which has plenty of natural light from skylights, and wooden flooring. There is an adjoining utility room with plumbing for a washing machine and space for a tumble dryer. A back door provides access to the rear garden.

A well-presented detached family house standing in a quarter of an acre plot close to all the local amenities.

Guide: £585,000 FREEHOLD



Outside

The property occupies a generous plot which extends to approximately 0.25 acre. A tarmac drive provides parking for two cars and leads to the double garage which has twin up and over doors, power and light.

The front garden is down to lawn with a silver birch tree and enclosed by laurel and conifer hedge. The rear garden also has a large lawn and enclosed by hedge with a variety of fruit trees, a small pond and a raised herb bed. There is a timber garden shed providing further storage space.

General information

- All mains services connected
- Gas-fired central heating to radiators.
- Council Tax – East Suffolk – Band F
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – C rating

Location

Wickham Market is a popular village with a pretty market square situated between Framlingham and Woodbridge. The village benefits from excellent amenities, including a Co-op store a butchers, local shops, a health centre and primary school.

Woodbridge and Framlingham both have excellent facilities including public houses, restaurants, shops and leisure facilities. There are many highly rated schools in the locality, including Framlingham College, Thomas Mills High School, Woodbridge School and Farlingaye High School.

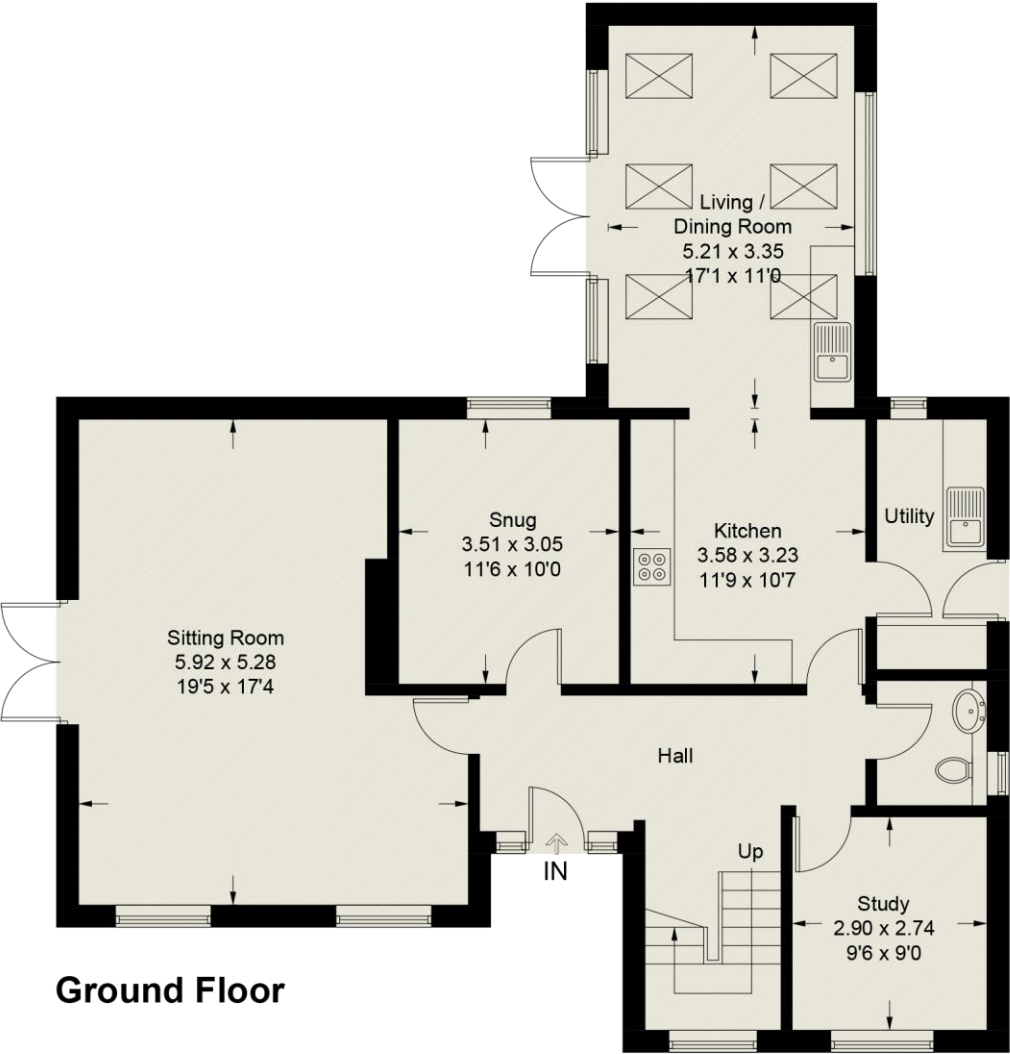
Transport links are first rate with easy access to the A12 and rail service to London Liverpool Street from Wickham Market Station at nearby Campsea Ashe (branch line) and Ipswich station.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

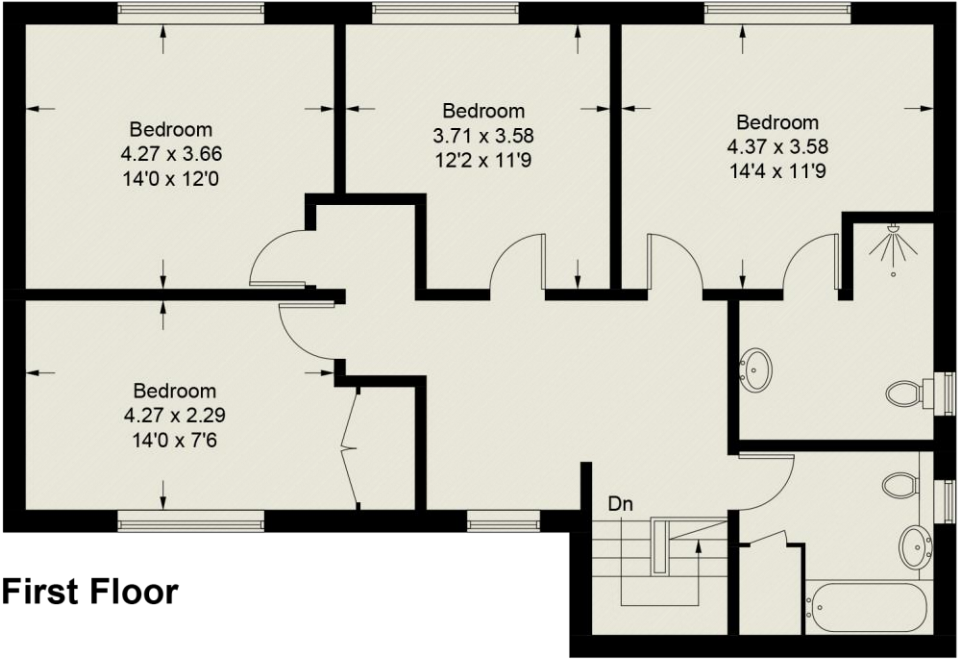


3 Willow Tree Close. Wickham Market

Approximate Gross Internal Area = 195.1 sq m / 2100 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC







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