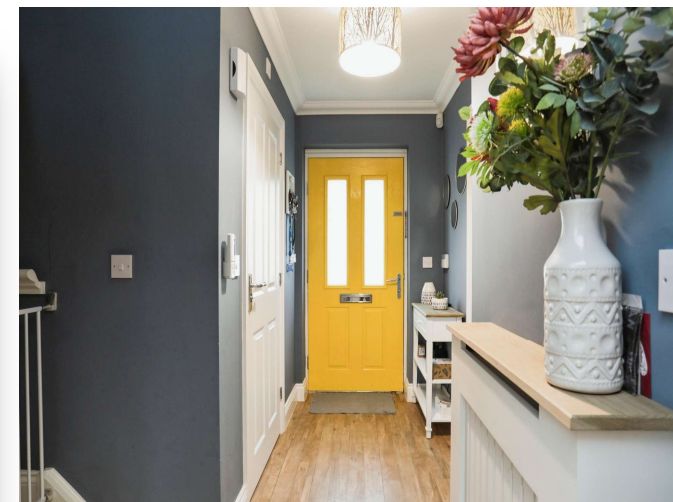




Morris Road, Wickham Market, Woodbridge, IP13 0TF

welcome to

Morris Road, Wickham Market, Woodbridge

Guide Price £290,000-£300,000 Semi-detached home in the popular village of Wickham Market, featuring a spacious lounge/diner, integrated kitchen, downstairs cloakroom, three bedrooms, family bathroom, landscaped rear garden, and off-road parking. Viewing highly recommended.

Location

Morris Road is situated within the highly regarded village of Wickham Market, a popular Suffolk location known for its strong sense of community and excellent local amenities. The village offers a range of independent shops, cafés, a Co-op supermarket, medical facilities, and a well-regarded primary school, all within easy reach. Wickham Market is steeped in history and surrounded by beautiful countryside, while also being conveniently located for access to Woodbridge, Framlingham, and the Suffolk Heritage Coast. The nearby railway station provides links to Ipswich and onward connections to London Liverpool Street, making the area ideal for both families and commuters alike.

Entrance Hall

Entered via an external door to the front aspect, the welcoming entrance hall features wooden flooring and a radiator. Providing access to the kitchen, cloakroom, lounge, and staircase to the first floor, this practical space offers a warm introduction to the home.

Cloak Room

A generously sized cloakroom featuring a double-glazed frosted window, wash hand basin, low-level WC, and radiator. A practical and well-appointed space, ideal for everyday convenience.

Kitchen

10' 3" x 7' 10" (3.12m x 2.39m)
A well-appointed kitchen featuring a double-glazed window to the front aspect, fitted with a range of wall and base units with complementary work surfaces. The kitchen includes an inset sink and drainer, integrated oven and hob with extractor hood over, and space for additional appliances, creating a practical and functional space for everyday cooking.

Lounge/Diner

16' 8" x 15' 9" (5.08m x 4.80m)
A spacious and versatile lounge/diner featuring a double-glazed window to the front aspect and double-glazed door providing access to the rear garden. The room benefits from wooden flooring, two radiators, and a useful understairs storage cupboard. Offering ample space for both comfortable seating and a family dining table, this is an ideal space for relaxing and entertaining.

Landing

A bright and practical landing area featuring a useful airing cupboard and providing access to all three bedrooms and the family bathroom. Stairs lead down to the ground floor.

Master Bedroom

9' 5" x 13' 4" (2.87m x 4.06m)
A generously sized principal bedroom featuring a double-glazed window, fitted wardrobe, radiator, and carpeted flooring. A door provides access to the first-floor hallway, while the room offers ample space for bedroom furnishings and storage.

Bedroom Two

8' 9" x 7' 5" (2.67m x 2.26m)
A well-proportioned bedroom featuring a double-glazed window, radiator, and carpeted flooring. A door leads to the first-floor hallway, while the room offers flexibility for use as a bedroom, nursery, or home office.

Bedroom Three

10' x 8' 9" (3.05m x 2.67m)
A comfortably sized bedroom featuring a double-glazed window, radiator, and carpeted flooring. Offering a bright and versatile space, ideal as a bedroom, nursery, guest room, or home office.





Bathroom

A modern family bathroom featuring a double-glazed window, panelled bath with a newly fitted waterfall shower head and shower over, wash hand basin, low-level WC, and heated towel rail. A bright and stylish space designed for everyday comfort and convenience.

External

To the front of the property, decorative shingle has been laid and complemented by mature hedging, creating an attractive approach and a wonderful first impression of this well-presented home.

The rear garden is designed for low-maintenance living, featuring artificial lawn and a patio area, ideal for outdoor dining and entertaining. The garden is fully enclosed by fencing and benefits from a rear access gate. A purpose-built workshop with mains electricity connected provides excellent storage or workspace potential. To the side of the property, there are two off-road parking spaces.



Parking

The property benefits from two allocated off-street parking spaces, conveniently located to the side of the home, providing practical and secure parking for residents and visitors alike.

Agents Notes

£176.68 per annum maintenance charge.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Morris Road, Wickham Market, Woodbridge

- Well Presented End-Terraced Home
- Three Bedrooms
- Landscaped Garden
- Bathroom & Downstairs Cloakroom
- Off Road Parking

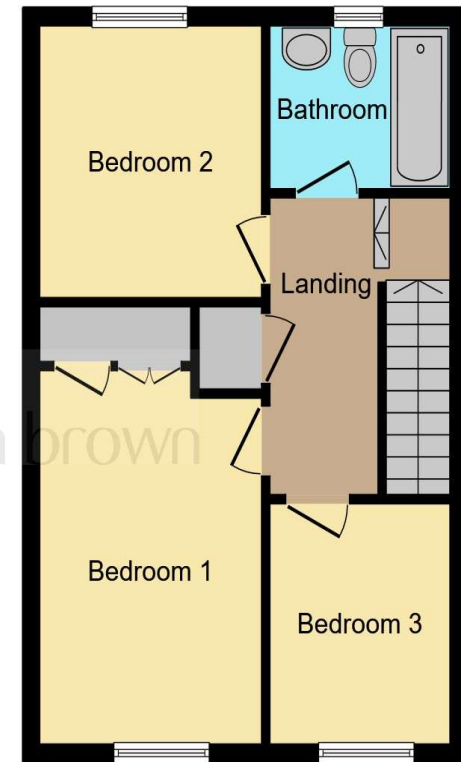
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: C

guide price

£290,000



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
FLH105819 - 0009

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