



Dallinghoo Road, Wickham Market, Suffolk



Huntingfield  
Estates  
FRAMLINGHAM

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A three double bedroom **DETACHED BUNGALOW** on the edge of the popular village of Wickham Market but within easy walking distance to all amenities **\*\*GARAGE\*\*PARKING\*\*GARDENS TO FRONT, SIDE AND REAR\*\*NO ONWARD CHAIN\*\***

**LOCATION** Wickham Market lies just off the A12 providing easy access to the near towns of Woodbridge and Ipswich. There are also direct rail services to London at nearby Campsea Ashe. There are a number of excellent shops and restaurants situated around the attractive Market Square and having a brand-new Supermarket. The local tourist attractions of Framlingham Castle, Snape Maltings and Sutton Hoo are all within a ten-mile radius. Please note that there is a cut through into the High Street and then up into the Market Square.

**GUIDE PRICE: £395,000**

- Entrance Lobby
- Sitting/Dining Room
- Kitchen
- Conservatory
- Principal Bedroom
- 2 Further Double Bedrooms
- Family Bathroom
- Wrap around Garden
- Garage and parking



**DALLINGHOO ROAD -INTERIOR** There is a generous porch with an opaque Entrance Door to the front and large windows to the side leading into a spacious Entrance Lobby with a deep, coats cupboard. A further door leads into the spacious Sitting/Dining Room. There is a large picture window overlooking the front garden and there is an electric fire in a marble inset and hearth with a white wooden surround. There is plenty of space for entertaining. Off the Sitting Room is a door to the Kitchen. The Kitchen has a range of cream shaker style wall and base units with wood effect laminate worktops, eye level electric oven, gas hob via gas bottles, stainless steel sink and drainer with window above overlooking the Conservatory. There is space for a fridge/freezer with pull out pantry cupboards either side, space for slimline dishwasher and one of the double wall cupboards is glass fronted. A door leads through into the Conservatory which is of a good size with space for a dining table and chairs. There are double doors leading out to the rear patio area and garden beyond and a personal door leading into the garage. From the Sitting Room is a corridor leading to three good double bedrooms, two with views over the rear garden and one with views over the side garden. The Bathroom has a four-piece suite comprising bath with mixer taps, wc, wash hand basin and a large corner shower cubicle with electric shower, heated towel rail and an opaque window over the bath. This completes this deceptively spacious bungalow and is a "MUST" see.

**DALLINGHOO ROAD - EXTERIOR** To the front of the property is a lawn with flower beds, stunning magnolia tree, and there is off road parking leading to a single garage with electric up and over door with light and power. There is a wide side garden with further trees and shrubs and mainly laid to lawn. At the rear of the property is a pretty cottage garden with hollyhocks, a plethora of shrubs and plants, a summer house, a greenhouse, a circular lawn, patio areas and a side gate to the other side of the property leading down back round to the front. The gardens are lovely as they are not at all overlooked.





**TENURE** The property is freehold and vacant possession will be given upon completion.

**LOCAL AUTHORITY** East Suffolk

**Tax Band:** C

**EPC:** B

**Postcode:** IP13 0RY

**SERVICES** Oil fired central heating, double glazed throughout, mains water, drains and electricity, electric fire to Sitting Room

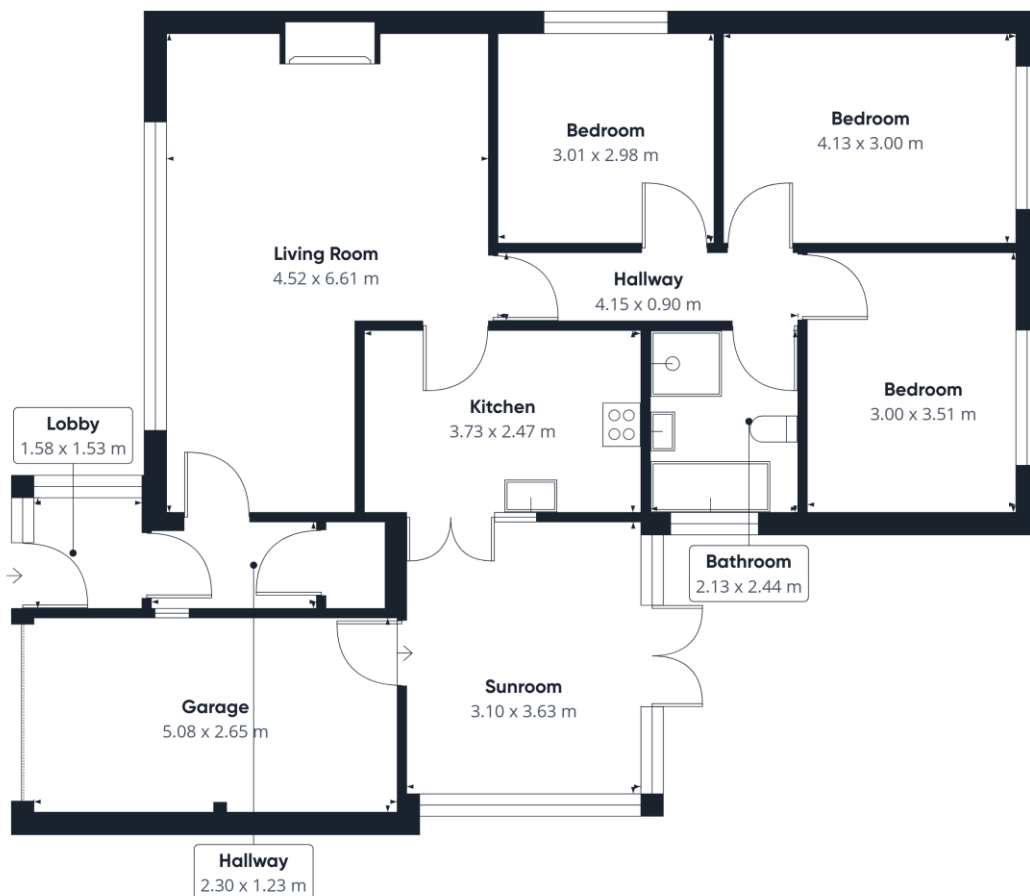
**FIXTURES AND FITTINGS** All Fixtures and Fittings including curtains are specifically excluded from the sale, but may be included subject to separate negotiation.

**AGENTS NOTES** The property is offered subject to and with the benefit of all rights of way, whether public or private, all easements and wayleaves, and other rights of way whether specifically mentioned or not. Please note if you wish to offer on any of our properties we will require verification of funds and information to enable a search to be carried out on all parties purchasing.









Approximate total area<sup>(1)</sup>  
109.94 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Important Notices:** 1. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form any part of any contract. 2. The plumbing, heating and electrical fittings as described have not been tested (unless stated) and no assurances can be given as to their condition or suitability. 3. The floor plans are for illustration purposes and not to scale.

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