

A two-bedroom end-terraced house with fields views to the front, located in the village of Wickham Market, just a short drive from the popular towns of Framlingham & Woodbridge.

Guide Price
£225,000 Freehold
Ref: P7259/B

15 Spring Lane
Wickham Market
Woodbridge
Suffolk
IP13 0SN



Entrance hall, kitchen, sitting/dining room, conservatory and downstairs cloakroom.

Two first floor double bedrooms and family bathroom.

Off-road parking.

Enclosed landscaped gardens to front and rear.

No forward chain.

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Location

Wickham Market is a thriving community that offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers, restaurants, a health centre, library and primary school. There are regular bus services to Woodbridge and on to Ipswich. The village is also within the Thomas Mills High School catchment area for secondary schooling. Wickham Market lies about 12 miles to the north-east of the county town of Ipswich and just off the A12, providing dual carriageway driving to Woodbridge (approximately 4 miles), Ipswich, London and the south. There is a railway station at nearby Campsea Ashe, with trains to Ipswich and on to London, which take just over the hour. Local tourist attractions, such as Easton Farm Park, Snape Maltings, Framlingham Castle and Sutton Hoo, are all within a 10 mile radius; as is the coast with popular destinations such as Aldeburgh, Southwold and Walberswick.

Description

15 Spring Lane is a two-bedroom end-terraced house with brick elevations under a pitched tiled roof. It has well laid out accommodation over two storeys, comprising entrance porch, entrance hall, sitting/dining room, kitchen, downstairs cloakroom, conservatory, rear store, two first floor double bedrooms and a family bathroom. The property occupies a corner position and is elevated from the road, with rural views to the front. To the front of the property is a small landscaped garden, and to the rear is an enclosed block-paved area with double gates to allow access for off-road parking. The house benefits from UPVC double-glazing. Whilst there is a gas supply to the property, there is no formal central heating, but there are strategically placed gas fires and heaters throughout the accommodation.

The Accommodation

The House

Ground Floor

The front door opens to the

Entrance Porch

Windows to sides and ceramic tiled flooring. Glazed door to

Entrance Hall

Window to side. Stairs rise to the first floor landing with understairs storage. A door opens to the

Kitchen 9'2 x 7'10 (2.80m x 2.40m)

Window to rear. A matching range of fitted wall and base units with rolltop work surface incorporating a stainless steel single-drainer sink unit with mixer tap above and tiled splashback. Wall-mounted gas-fired boiler. Space for appliances and space for electric cooker. Walk-in **pantry** with shelving and window to side with obscured glazing. A door opens to the



Sitting/Dining Room 20'8 x 9'2 (6.30m x 2.80m)

Window to front. Feature fireplace with living flame gas fire with marble-effect hearth and wooden mantel and surround over. Double doors lead through to the



Conservatory 8'10 x 5'11 (2.70m x 1.80m)

Of UPVC construction on a brick plinth with polycarbonate roof. Windows to all sides and door to garden.



From the kitchen, a further door leads to the

Rear Hall

Door to rear garden and window to front. A door opens to a useful **store room**, which measures 2.4m x 1.9m and has windows to side, as well as power and lighting. A further door from the rear hall opens to the

Downstairs Cloakroom

With high-level window to rear, ceramic tiled walls, tiled flooring, close-coupled WC and wall-hung basin.

The stairs in the entrance hall rise to the

First Floor

Landing

Window to side, wall-mounted gas fire and access to loft. Doors lead off to the bedrooms and family bathroom.

Bedroom One 14'1 x 9'6 (4.30m x 2.90m)

Window to front with rural views. Fitted double wardrobe with sliding mirror-fronted doors. Wall-mounted gas fire. Cupboard over stairs with hanging rail and shelf above.



Bedroom Two 10'6 x 10'6 (3.20m x 3.20m)

Window to rear. Built-in cupboard with slatted shelving.



Family Bathroom

Window to rear with obscured glazing. White suite comprising panelled bath with mixer tap over and shower attachment, vanity basin with mixer tap over and cupboards under, and close-coupled WC. Tiled walls and ceramic tiled flooring. Heated chrome towel radiator.



Outside

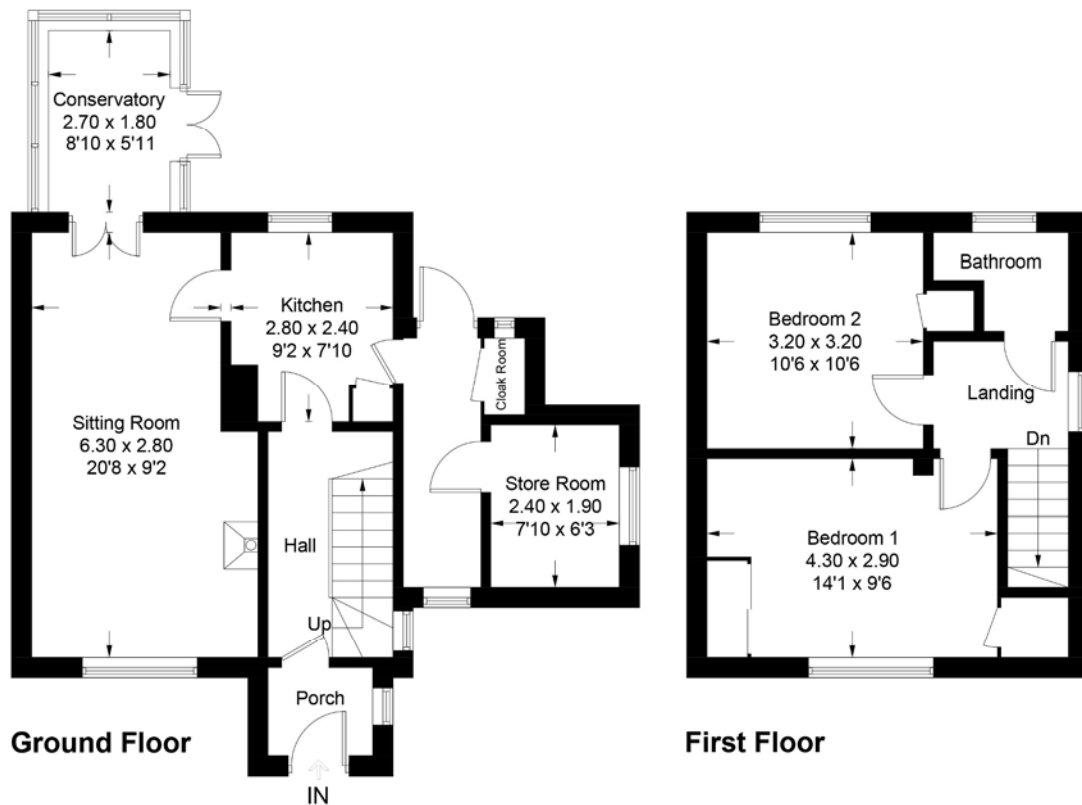
The property is approached to the front from the pavement via a pathway that leads through a gate and across a small landscaped garden to the front door. The garden is bordered by a picket fence and contains flower and shrub beds. To the rear of the property is an easily maintainable block-paved garden that is enclosed by hedging and panelled fencing, with some flower borders. Double gates provide access for off-road parking.





15 Spring Lane, Wickham Market

Approximate Gross Internal Area = 86.1 sq m / 927 sq ft



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Viewing Strictly by appointment with the agent.

Services Mains water, drainage, gas and electricity.

EPC Rating D (full report available from the agent).

Council Tax Band B; £1,579.85 payable per annum 2023/2024.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTES

1. Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included. No guarantee can be given that any planning permission or listed building consent or building regulations have been applied for or approved. The agents have not been made aware of any covenants or restrictions that may impact the property, unless stated otherwise. Any site plans used in the particulars are indicative only and buyers should rely on the Land Registry/transfer plan.

2. The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 require all Estate Agents to obtain sellers' and buyers' identity.

January 2024



Directions

Heading south on the A12, pass through Marlesford and exit the dual carriageway where signposted Hacheston and Campsea Ashe. At the end of the slip road turn right, then take the first exit at the roundabout onto the B1078, heading into Wickham Market. After half a mile, take the turning on the left onto Spring Lane. Continue along this road, where 15 Spring Lane can be found on the right, immediately after the turning onto Barhams Way.

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View to front



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