

*A well presented, spacious and light, 1960s three bedroom semi-detached house set along Dallinghoo Road, close to the centre of the ever popular village of Wickham Market.*

Guide Price  
£310,000 Freehold  
Ref: P7272/J

3 Dallinghoo Road  
Wickham Market  
Suffolk  
IP13 0RP



Entrance porch, entrance hall, 28' sitting/dining room, kitchen, shower room and rear porch.

Three bedrooms and bathroom.

Attached single garage and generous driveway.

Mature gardens to front and rear.

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## Location

The property is set along Dallinghoo Road, a short distance from the centre of the popular and well regarded village of Wickham Market. This thriving community offers a range of local businesses, shops including a Co-operative supermarket, 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.

## Description

The property comprises a well presented light and spacious, late 1960s built, three bedroom semi-detached house, in an established residential location just a short walk from the centre of the village. In the short time the vendors have owned the property they have updated the internal décor and flooring, and also taken the gardens in hand.

In all, the accommodation extends to nearly 1,250 sq ft, with an entrance porch, entrance hall, 28' sitting/dining room, kitchen, shower room and rear porch on the ground floor. On the first floor there are two good size double bedrooms, a single bedroom and a bathroom. Outside there is an attached garage together with generous driveway and parking area to the front. To the rear there is a good size garden that contains a number of mature shrubs and trees, as well as a greenhouse.

## The Accommodation

### *The House*

### Ground Floor

A part glazed UPVC door opens into the

#### *Entrance Porch*

With large windows providing plenty of light and overlooking the driveway, garden and Dallinghoo Road. Range of fitted shelving and original front door through to the

#### *Entrance Hall*

A spacious area with staircase rising to the first floor landing with useful understairs storage cupboard. Wood effect flooring, radiator, telephone point and doors off to

#### *Shower Room*

With fully tiled shower enclosure containing the Triton electric mixer shower, WC and mounted wash basin with tiled splashback. Wall mounted convector heater, extractor fan and connecting door through to the Rear Porch.



*Sitting & Dining Room* 28'2 x 11' (8.59m x 3.35m)

A wonderfully spacious, multi-functional room with large window on the front elevation overlooking the driveway and Dallinghoo Road, together with almost fully glazed rear elevation with door providing access to the patio and garden. The focal point of the room is the brick fireplace containing the coal effect gas fire (not tested) set on a raised brick and tile hearth, and with wooden shelving unit to the side. Wood effect flooring, radiators and serving hatch to Kitchen.



***Kitchen*** 12'5 x 8' (3.78m x 2.44m)

With large window on the rear elevation overlooking the garden and providing plenty of light. Range of fitted cupboard and drawer units with wood effect worksurface over incorporating a stainless steel sink with drainer to the side. Recess for electric cooker together with recess and plumbing for a washing machine. Floor standing Ideal Mexico gas fired boiler. Serving hatch to Dining Room, wood effect flooring, radiator and glazed door through to the



***Rear Hall***

With part glazed wooden door providing access to the rear patio and gardens. Connecting door through to the **Shower Room** (now sealed) and door to the **Integral Garage**.

Stairs from the Entrance Hall rise to the

**First Floor**

***Landing***

With access to roof space, door to **Airing cupboard** and doors off to

***Bedroom One*** 12'7 x 11' (3.84m x 3.35m)

A generous double bedroom with large window on the rear elevation providing plenty of light together with views of the garden and the village's roofscape. TV point, radiator and door to built-in wardrobe cupboard.



*Bedroom Two* 11'2 x 10'3 (3.40m x 3.12m)

Another good size double bedroom which is currently used as a study, with window on the front elevation overlooking the driveway and Dallinghoo Road. Radiator and door to built-in wardrobe cupboard.



*Bathroom*

With suite comprising panelled bath in tiled surround, WC and pedestal wash basin. Strip light and shaver socket. Towel rail. Window with obscured glazing.



*Bedroom Three* 9'0 x 8'2 (2.74m x 2.49m)

A single bedroom also benefitting from a large window on the rear elevation providing good views of the garden and beyond. Radiator.

## Outside

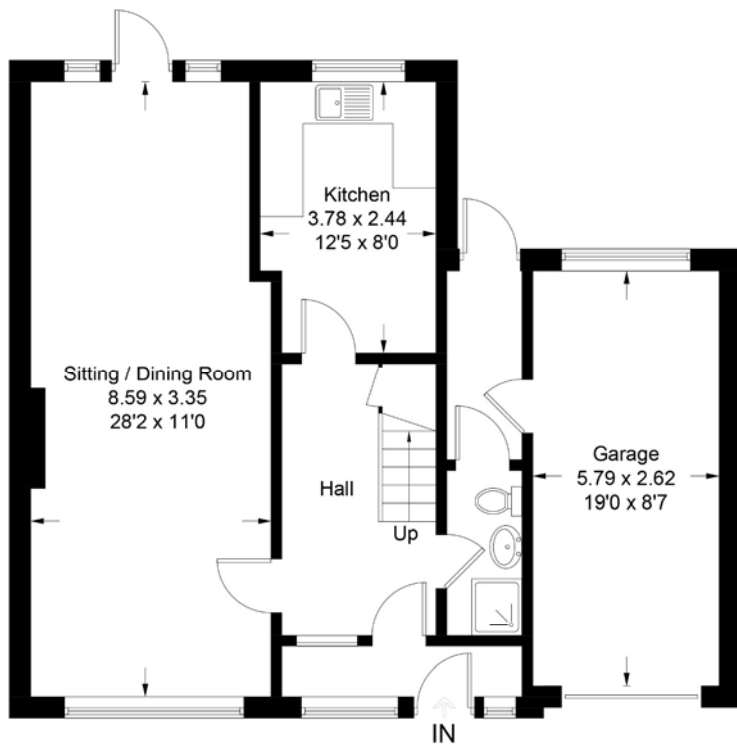
The property is set well back from Dallinghoo Road and approached via a block paved driveway that is flanked by a further parking area laid to shingle. Attached to the property is the **Garage**, approximately 19' x 8'7 (5.79m x 2.62m), of brick construction under a flat felt roof, with manually operated up and over door, personnel door to the side, window on the rear elevation, power and light connected and plumbing and waste connections for a washing machine. There are also a number of borders within the front garden containing a wide variety of flowers, shrubs and trees, which provide a good degree of screening and privacy from Dallinghoo Road.

The rear garden can be accessed via a gate beside the garage where a pathway leads through to the rear. The garden at the rear comprises a lean-to greenhouse and a good size patio area, that can be directly accessed from the rear porch and door serving the dining room. Beyond the patio is the garden which is of a good size and comprises areas that are laid to grass for ease of maintenance together with well stocked borders containing a variety of flowers and shrubs. The garden is very private and enclosed within a mixture of 6' close boarded and post and wire fencing. The garden measures 43' x 36' (13m x 11m) with a total plot size extending to 0.09 acres.

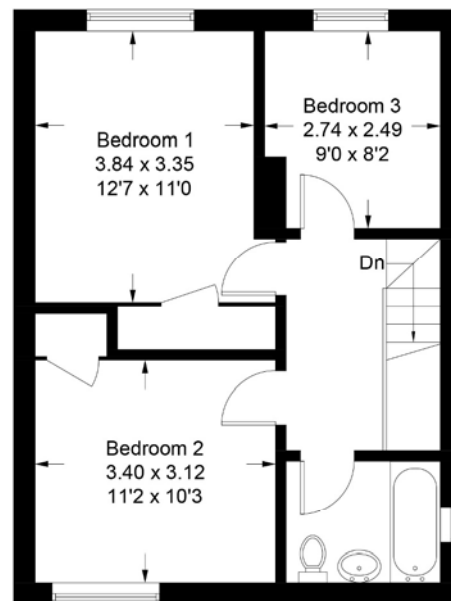


### 3 Dallinghoo Road, Wickham Market

Approximate Gross Internal Area = 115.5 sq m / 1243 sq ft  
(Including Garage)



**Ground Floor**



**First Floor**

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*Viewing* Strictly by appointment with the agent.

*Services* Mains water, drainage, gas and electricity. Gas fired boiler serving the central heating and hot water systems.

*EPC* Rating = D (68) (Copy available from agents upon request.)

*Council Tax* Band C; £1,805.54 payable per annum 2024/2025

*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.

*May 2024*



## Directions

From the market hill in the centre of the village, proceed into Dallinghoo Road where number 3 will be found on the right hand side of the road.

For those using the What3Words app:  
[///harmless.overruns.lift](http://harmless.overruns.lift)



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