

A superbly located four-bedroom detached bungalow occupying a mature, secluded plot only a short walk from the heart of the popular village of Wickham Market.

Guide Price
£545,000 Freehold
Ref: P6737/B/J
3 Birch Close
Wickham Market
Woodbridge
Suffolk
IP13 0QR



Covered porch, entrance hall, 20' sitting room, dining room, kitchen/breakfast room, utility room and cloakroom.
Master bedroom with en-suite bathroom.
Three further double bedrooms and family bathroom.
Detached double garage and off-road parking for 3 to 4 vehicles.
Generous mature and secluded gardens.
NO FORWARD CHAIN.

Contact Us



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Location

The property forms part of a quiet cul-de-sac of only three properties, just a short walk from the heart of the popular village of Wickham Market. This thriving community offers a range of local businesses and shops, including a Co-operative supermarket, an award-winning butchers, Revetts, 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, together with Clarke & Simpson's Auction Centre. 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

3 Birch Close is a wonderfully located, four bedroom, spacious bungalow that we understand was built during the 1980s. The property occupies a generous and mature plot and forms part of a close of just three similar properties set back off the Dallinghoo Road in a very private and secluded position.

Having been in the same ownership for twenty years, 3 Birch Close offers a wonderful opportunity for an incoming purchaser to undertake a programme of renovation and refurbishment to their specific style and taste. The accommodation extends to approximately 1,745 sq ft, and comprises a generous entrance hall, spacious 20' sitting room that links well with the dining room, kitchen/breakfast room, utility room and cloakroom. In addition there is the master bedroom with en-suite bathroom, three further double bedrooms and a family bathroom. Outside, the mature gardens and grounds surround the property with a block paved driveway leading to the detached double garage. The well stocked gardens surround the property with the south facing rear garden backing onto the playingfield serving the village hall. In all the gardens and grounds extend to just over quarter of an acre (0.11 hectares.)

The Bungalow

A front door set within a covered porch opens into the

Entrance Hall

A spacious area for receiving guests. Built-in cloak cupboard, door to **Airing Cupboard**, access to loft space, radiators and doors off to the

Sitting Room 20'0 x 15'4 (6.10m x 4.67m)

A wonderfully spacious reception room with bay window and fully glazed patio doors providing plenty of light and good views of the rear garden. The focal point is the fireplace with polished stone hearth and carved wood surround. Built-in shelved recess with cupboard under, TV point, radiator and arched opening through to the



Dining Room 12'9 x 12'2 (3.89m x 3.71m)

With window overlooking the front garden and driveway, radiator, door returning to the Entrance Hall and door to the



Kitchen/Breakfast Room 12'9 x 10'9 (3.89m x 3.28m)

Also with window overlooking the front garden and driveway and fitted with a range of cupboard and drawer units with work surface over incorporating a sink unit with mixer tap over and drainer to the side. Five-ring gas hob with high-level double oven and grill. Recess and plumbing for dishwasher and recess for fridge freezer. Peninsula breakfast bar, tiled flooring, radiator and door through to the



Utility Room 12'0 x 7'0 (3.66m x 2.13m)

With door providing access to the garden and matching range of cupboard and drawer units with work surface over incorporating a stainless steel sink with mixer tap and drainer. Recess and plumbing for washing machine. Water softener, wall-mounted gas-fired boiler, radiator, tiled flooring and door to the

Cloakroom

With WC and hand basin with tiled splashback and cupboard under. Radiator.

Returning to the Entrance Hall, doors provide access to the

Master Bedroom 15'5 x 13'4 (4.70m x 4.06m)

A generous double bedroom with windows on the rear elevation providing views of the garden. Wall-light points, radiator and door to the



En-Suite Bathroom

Fitted with suite comprising panelled bath in half height tiled surround with mixer tap and shower attachment, pedestal hand wash basin, WC and tiled shower cubicle. Radiator.

Bedroom Two 13'7 x 9'4 (4.14m x 2.84m)

With window to the front. Range of fitted wardrobe cupboards and radiator.



Bedroom Three 13'4 x 10'0 (4.06m x 3.05m)

With window overlooking the rear garden. Built-in wardrobe cupboards and radiator.

Bedroom Four 13'5 x 9'0 (4.09m x 2.74m)

With window providing views over the front drive and garden. Radiator.



Bedroom 3



Bedroom 4

Bathroom

With suite comprising panelled bath in tiled surround with mixer tap and shower attachment, WC and pedestal hand wash basin. Shaver socket with light, and radiator.



Outside

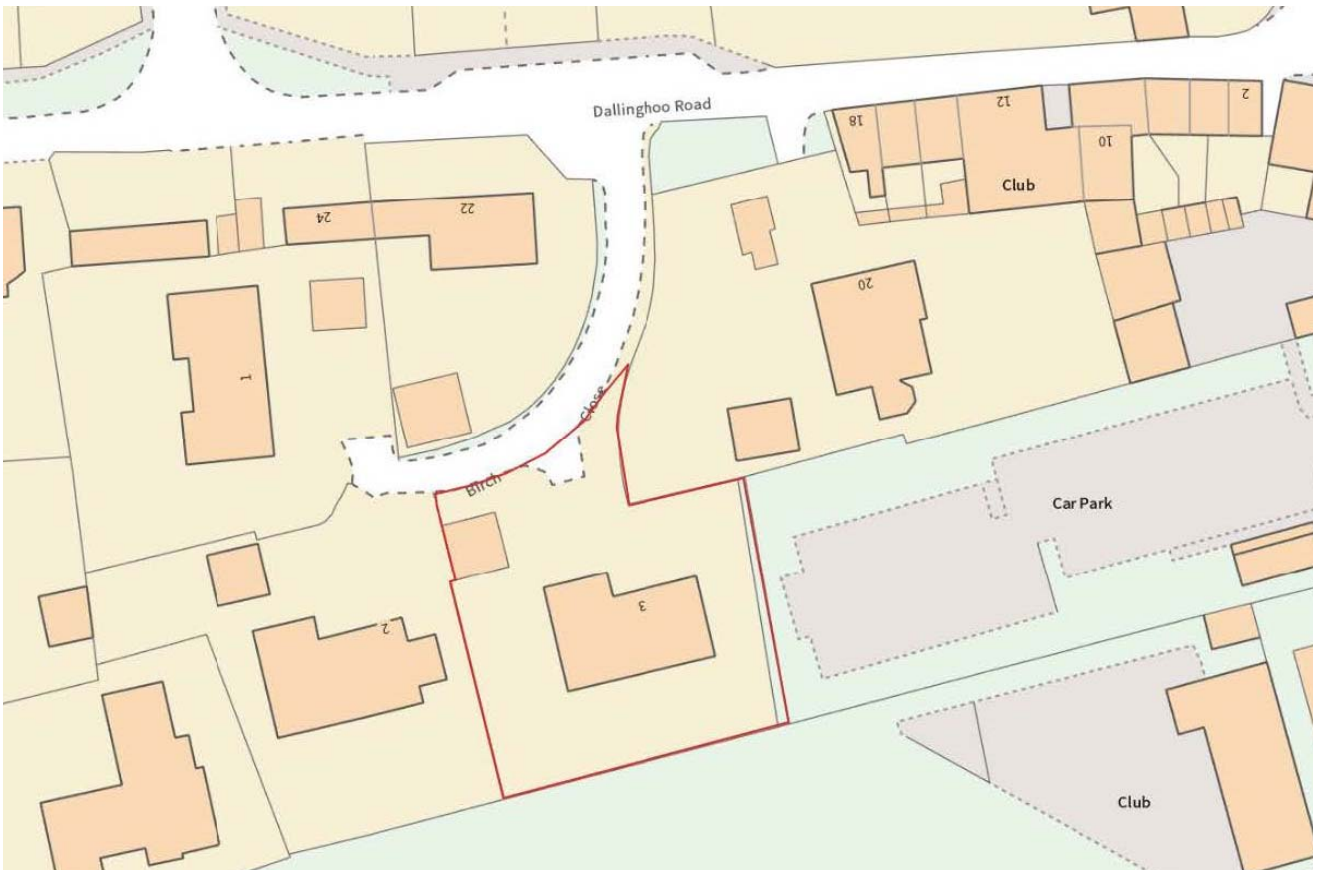
Set well back from the Dallinghoo Road, 3 Birch Close is approached via a shared private driveway that leads to a block paved parking and turning area to the front of the property and beside the **detached double garage**, 18'5 x 18'2, with power and light connected, two up-and-over doors and personnel door to the side.

The established gardens to the front of the property comprise an area laid to lawn for ease of maintenance, as well as well stocked and mature borders that contain a variety of specimen trees, flowers and shrubs. From the driveway a pathway leads to the covered porch and front door, with a second pathway providing access, via a gateway, to the rear.



Beside the double garage is a wrought iron gate and this provides access to the former vegetable patch together with a dilapidated timber framed **greenhouse**. A pathway leads under a pergola that supports a mature rose and provides access to the rear garden. This is a delightful space that faces almost due south and, therefore benefits from the sun throughout the day. Here there is a patio area that can be accessed from the sitting room as well as a central area of lawn that is enclosed within further well stocked and mature borders. The rear border contains a number of established trees and these provide a good amount of privacy.

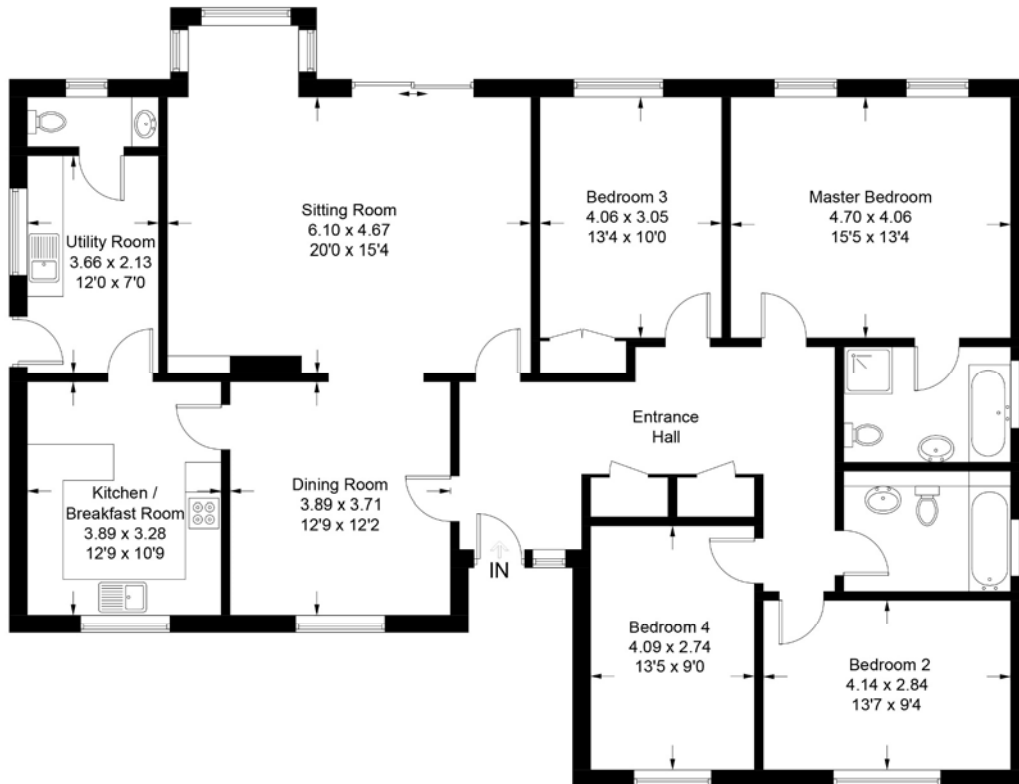
In addition there is a trellised area supporting a mature wisteria, and which leads through to the side garden where there is a door providing access to the utility room and gate returning to the front driveway. In all the gardens extend to just over 0.25 acres (0.11 hectares).



Site Plan - Indicative Only

3 Birch Close, Wicham Market

Approximate Gross Internal Area = 162.1 sq m / 1745 sq ft



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Produced for Clarke and Simpson

Viewing Strictly by appointment with the agent. Please follow current Covid-19 guidelines.

Services Mains water, electricity, gas and drainage connected.

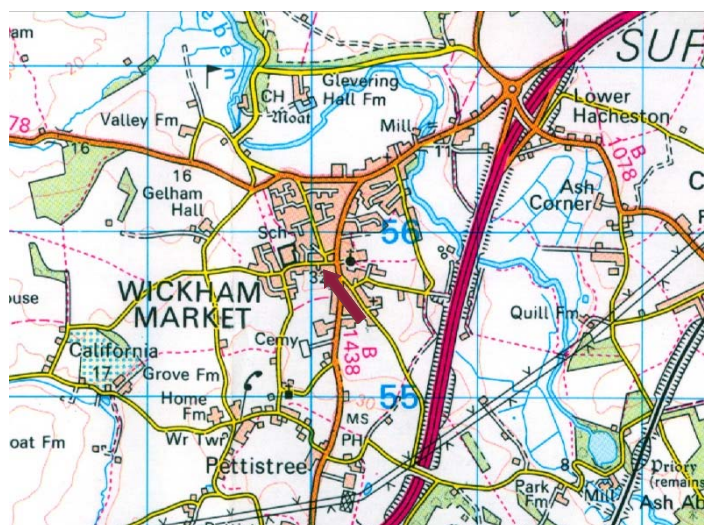
Council Tax Band F; £2,737.73 payable per annum 2021/2022.

Local Authority East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 01394 383789.

EPC Rating C

NOTES

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2. Under Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 we, as Estate Agents, are required to obtain identification from buyers in the form of the photo page of your passport or a photo driving licence. The document must be in date. In addition, we need proof of address in the form of a utility bill with the name and address of the buyer. This must not be more than three months old. We are also under obligation to check where the purchase funds are coming from.
3. Prospective purchasers should note that the property comprises two Title numbers. We understand that the boundaries were regularised and a small strip of land was transferred to the owners of the subject property in circa 2005 when the neighbouring car park was redeveloped by the Local Authority, Suffolk Coastal District Council (now East Suffolk Council).
4. Some of the external photographs were taken during June 2020.



Directions

Heading north on the A12, take the left turning onto the B1438, signposted Pettistree, Ufford and Wickham Market. Continue into Wickham Market, passing the Co-op on the left, and head into the market square. From here, take the turning on the left and then the next turning on the left onto Dallinghoo Road. The entrance to Birch Close will be found a short distance along on the left hand side. 3 Birch Close is the first bungalow on the left.

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