



Barhams Way, Wickham Market Woodbridge IP13 0SR

welcome to

Barhams Way, Wickham Market Woodbridge

Situated in a quiet cul-de-sac just off the High Street, is this modernised three bedroom semi-detached, offered for sale with no onward chain, and offering well presented accommodation.



Entrance Porch

Composite entrance door, tiled floor, double glazed window to the front, radiator, door to the...

Hallway

Oak effect flooring, under stairs storage cupboard, doors to...

Cloakroom

With low level WC, wash hand basin, chrome heated towel rail, oak effect flooring, half tiled walls, double glazed window to the side.

Lounge

15' 8" x 13' 5" (4.78m x 4.09m)

Flooded with natural light, double glazed window to the rear and patio doors leading out to the garden. Oak effect flooring, radiator, TV point, fitted wood burner on a slate base.

Utility Room

8' 1" x 6' 3" (2.46m x 1.91m)

Composite door with window opening to the garden, tiled flooring, radiator. Fitted with wall and base units with stone effect worktop, space for washing machine and tumble dryer, floor mounted boiler.

Kitchen / Diner

16' x 10' 1" (4.88m x 3.07m)

This spacious open plan room has been modernised to a high standard and benefits from base units with oak effect worktop, a ceramic white one and a half bowl sink and drainer with chrome mixer tap. Integrated double oven, with LPG gas hob and extractor hood, space for a dishwasher, space for a fridge/freezer, tiled splashback, inset ceiling spotlights, fitted storage cupboard, tiled floor, radiator, double glazed window to the side, and two additional windows to the front. There is ample space for a table and chairs setup.

First Floor Landing

Double glazed window to the side, radiator, loft hatch.

Master Bedroom

13' 7" x 8' 8" (4.14m x 2.64m)

Double glazed window to the rear, radiator, double fitted wardrobe.

Bedroom Two

10' 2" x 9' 9" (3.10m x 2.97m)

Double glazed window to the front, radiator, double fitted wardrobe.

Bedroom Three

10' 8" x 6' 11" (3.25m x 2.11m)

Double glazed window to the rear, radiator.

Bathroom

Obscure double glazed window to the front, low level WC, vanity wash hand basin, bath with overhead shower and glass screen, chrome heated towel rail, part tiled walls, wood effect flooring, inset ceiling spotlights and extractor fan.

Outside

Front Garden

Enclosed by fencing, the front garden is laid to lawn, with a path to the front door, gated access to the rear. A further hard standing and shingled area leading around to the side of the property, where there is a tap.

Rear Garden

There is a large hard standing and shingled seating area, with retaining sleeper borders and planters. There is also a pergola off the access from the lounge. Steps lead up to a lawned area, with flower bed borders, oil tank, a block paved area to the rear and access to the large shed. There is also a cherry tree.

Garden Shed

With barn style doors, power and light, windows.



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Barhams Way, Wickham Market Woodbridge

- Modernised Throughout
- Large Kitchen/Diner
- Newly Fitted Boiler
- News Doors & Windows Fitted 2023
- Re-Built Porch

Tenure: Freehold EPC Rating: D

Council Tax Band: B

£275,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WBG109449 - 0003

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