





Elm Road, Woodbridge,  
£350,000

  
**GRACE**  
ESTATE AGENTS

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- **Semi Detached Family Home**
  - **3/4 Bedrooms**
  - **Two Bathrooms**
- **Extended Kitchen**
  - **Single Garage**
  - **Off Road Parking**
    - **Solar Panels**
- **Air Source Heat Pump**
  - **Wickham Market**
  - **Open Plan Living**



**A modern 3/4 bedroom home located in the heart of Wickham Market, boasting an extended open-plan living, garage, parking, and energy-efficient upgrades.**

## The Property

This beautifully presented semi-detached home is perfectly positioned at the end of a quiet cul-de-sac in the heart of Wickham Market.

At the heart of the property is a modern open-plan kitchen, diner, and lounge, extended in 2021 to create a bright, sociable space ideal for modern family life. The kitchen is thoughtfully designed with ample storage and a seamless flow into the dining and living areas, perfect for entertaining or relaxing.

The home offers versatile accommodation with 3/4 bedrooms, including a ground-floor bedroom adjacent to a contemporary bathroom, ideal for guests, multigenerational living, or as a home office. Upstairs, a brand-new first-floor bathroom is being fitted, adding a fresh, modern touch.

Outside, the property benefits from a single garage with an electric door and off-road parking for two vehicles. Energy efficiency is a key feature, with an air source heat pump and solar panels providing sustainable living, with 7 years remaining on the feed-in tariff.

Combining modern upgrades, flexible living, and a highly sought-after location, this home offers the perfect balance of comfort, style, and practicality.





## Location

The property is situated in High Street in this ever popular residential area in this charming village. Wickham Market is a bustling, thriving community close to the River Deben within the Suffolk Coastal Heritage area, approximately fifteen miles north-east of Ipswich, and just a couple of miles from Campsea Ashe railway station. The centre of this large village offers convenient parking, a wide variety of shops with everything from flowers to food and fashion, as well as a choice of places to eat. Within a ten-mile radius the attractions of Easton Farm Park, Snape Maltings, Framlingham Castle, Sutton Hoo and the popular riverside town of Woodbridge can all be found.

## Ground Floor

### Entrance Hall

Spacious entrance hall, carpeted with coir mat and doors leading to:

### Open Plan Lounge/Diner/Kitchen

28'2" (8.6)

Extended in 2021, the lounge expands the length of the property and is carpeted up to the dining area. The kitchen diner has wood effect flooring throughout and a door leading out to the rear garden. The modern kitchen is fitted with a range of wall and base units and finished with a roll top wood effect worksurface. With an integrated electric hob, overhead stainless steel extractor fan with glass splashback, 1.5 bowl inset grey composite kitchen sink with mixer tap, integrated dishwasher and washing machine, eye-level double oven and space for American style fridge-freezer.

### Bedroom 4/Study

8'10" x 8'2" (2.7m x 2.5m)

Ground floor double bedroom/study with side aspect, carpeted throughout.

### Ground Floor Bathroom

6'6" x 6'2" (2m x 1.9m)

Comprising low level WC, pedestal hand wash basin and corner shower.

## First Floor

### Landing

### Bedroom One

11'0" x 10'4" (3.37m x 3.17)

Overlooking the rear aspect with two cupboards ideal for wardrobe space, carpeted throughout.







## Bedroom Two

12'8" x 9'11" (3.88m x 3.04m)

Double bedroom overlooking the front aspect with wood effect flooring.

## Bedroom Three

8'1" x 9'8" (2.48m x 2.96m)

Double bedroom overlooking rear aspect.

## Family Bathroom

6'11" x 5'8" (2.13m x 1.75m)

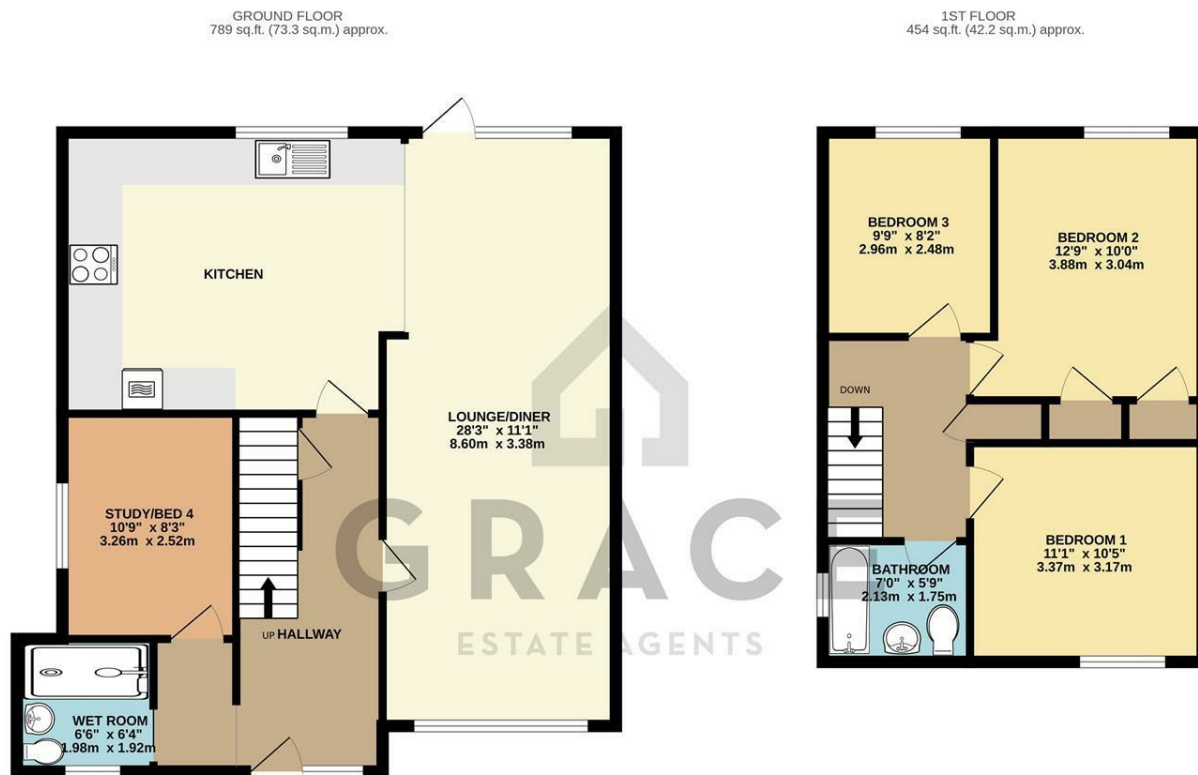
Currently undergoing a full refurbishment, will be fitted with new flooring, WC, sink and bath with shower.

## Outside

The front of the property features a block paved driveway with enough space for two vehicles and benefits from a newly installed EV charging point. There is a single garage with an electric up and over door, control panel is in the hallway. To the side of the garage is an additional garden area, half paved and half laid with artificial grass and is south-facing. There is also side access to the rear garden via the brick path to the left of the property. The garden is triangular and mainly laid-to-lawn and lined to one side with established shrubs.







TOTAL FLOOR AREA: 1243 sq.ft. (115.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	