



**Meadowlands, Wrentham Beccles NR34 7FE**



**welcome to**

**Meadowlands, Wrentham Beccles**

**\*\*SPACIOUS FAMILY HOME\*\*** William H Brown are delighted to present this Four Bedroom Detached home in the hugely popular village of Wrentham. The property offers superb living space across both floors, with sizeable bedrooms too! Please call 01502 585998 to book a viewing today.



**William H Brown are delighted to offer this gorgeous Detached family home on Meadowlands. Situated in the popular location of Wrentham, the property sits within close proximity to a variety of local amenities, as well as only a short journey away from the gorgeous coastline! In addition, Southwold is only a short drive away! The property offers spacious plot, with driveway and garage to side of the home, suitable for off street parking, as well as a well sized rear garden, ideal for families to enjoy. Upon entering the property, a convenient entrance hall leads to the spacious reception rooms found within the home, including the lounge and kitchen/diner. The first floor continues the spacious feeling felt throughout the home, with large bedrooms found off of the landing space, as well as a well designed family bathroom. Please call William H Brown to view this fantastic family home today, and avoid missing out!**

## Accommodation

### Ground Floor

#### **Entrance Hall**

Double glazed Front door, Door to Lounge, Kitchen and WC, Carpet flooring.

#### **Downstairs Wc**

Double glazed window to Side aspect, Toilet, Wash hand basin, Lino flooring.

#### **Lounge**

18' 1" x 11' 3" ( 5.51m x 3.43m )  
Double glazed window to Front aspect, Double doors to Kitchen/ Diner, Power points, Carpet flooring.

#### **Kitchen/ Diner**

19' 4" x 11' 4" ( 5.89m x 3.45m )  
Double glazed window to Rear aspect, Double glazed French doors to Rear aspect, Partially tiled walls, Fitted Kitchen Wall and Base units with work surfaces, Sink and drainer unit, Spotlights, Built in storage, Integrated Gas hob and Oven, Space for American Fridge Freezer and white goods, Power points, Laminate wood effect flooring.

### First Floor

#### **Landing**

Double glazed window to Side aspect, Access to all Four bedrooms and family bathroom, Built in airing cupboard, Loft hatch, Radiator, Loft hatch, Carpeted stairs and landing flooring.

#### **Bedroom 1**

11' 3" x 10' 4" ( 3.43m x 3.15m )  
Double glazed window to Front, Double Bedroom, Door to En Suite, Radiator, Carpet flooring.

#### **En Suite**

Double glazed window to Side aspect, Toilet, Wash hand basin, Shower cubicle with overhead shower, Towel radiator, Lino flooring.

#### **Bedroom 2**

11' 4" x 8' 2" ( 3.45m x 2.49m )  
Double glazed window to Rear aspect, Double Bedroom, Radiator, Power points, Carpet flooring.

#### **Bedroom 3**

9' 3" Max x 7' 8" ( 2.82m Max x 2.34m )  
Double glazed window to Front aspect, Radiator, Power points, Carpet flooring.

#### **Bedroom 4**

8' 2" x 7' 7" ( 2.49m x 2.31m )  
Double glazed window to Rear aspect, Radiator, Power points, Carpet flooring.

#### **Bathroom**

Double glazed window to Side aspect, Partially tiled walls, Toilet, Wash hand basin, Bath tub with mixer taps and over head shower, Extractor fan, Lino flooring.

### Outside

#### **Front Garden**

Brickweave driveway leading to Garage to Side aspect, Pathway leading to Front door.

#### **Rear Garden**

Patio leading to grass with pathway to side access and Garage side door. Fully enclosed with fencing to Rear aspect.

#### **Garage**

Up and Over garage door, Side door access, Electricity supply.



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welcome to

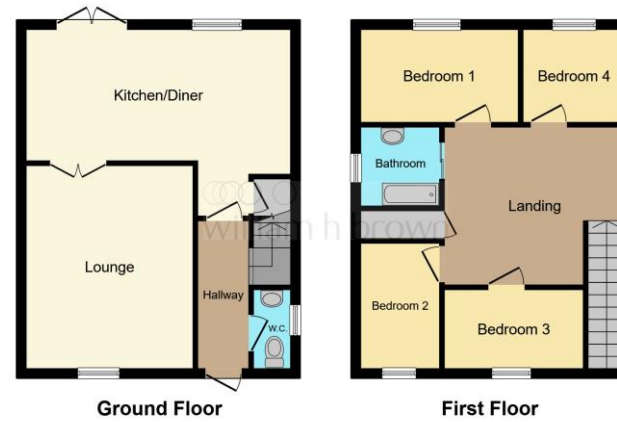
## Meadowlands, Wrentham Beccles

- Four Bedroom Detached Home
- Ideal for Family Living
- Driveway and Garage
- Open Plan Kitchen/Diner
- Popular Village Location
- Downstairs WC, Master Bedroom En Suite and Family Bathroom
- Close to Local amenities and Popular Southwold Coastal Town
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: B

offers in excess of

**£335,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOW108421 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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