



19 High Street
Wrentham, NR34 7HD
£350,000

5 3 3 D

A set of white icons on a dark blue background representing property features: a bed icon, a bathtub icon, a sofa icon, and a menu icon with the letter 'D' to its right. The numbers 5, 3, and 3 are placed between the icons.

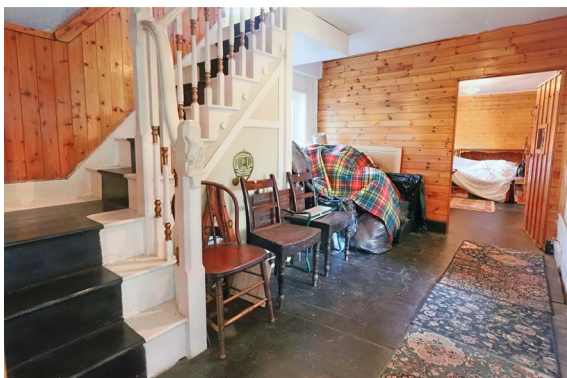
19 High Street, Wrentham, Suffolk, NR34 7HD

A particularly attractive Period property providing a great opportunity to renovate and create a superb character residence. The property is situated on a lovely size plot backing onto the 'River Wren' and is located within a conservation area. The property has 5 bedrooms and 3 reception rooms together with a separate detached outbuilding which has fantastic potential for an annexe, subject to the usual planning permissions. Properties in this location and with such character seldom come to the market, and an early viewing is highly recommended.

WRENTHAM

Wrentham is a village steeped in history dating back to the Saxon times and is mentioned in the domesday book. It is a mix of old and new and has won the 'best kept village' competition on a number of occasions. The village boasts several shops including a Fine Wine shop, Village Shop and 2 Public Houses. The property is situated close to the Benacre Nature Reserve and within walking distance of the lovely unspoilt beach at Covehithe. There is a good bus service to Southwold, Beccles and Norwich. Nestled around a junction on the A12 it is 7 miles South of Lowestoft, 4 miles North of Southwold and 6 miles South East of Beccles.

Entrance door to:-
Curtain porch leading to:-





ENTRANCE ROOM

12'1" x 12'10" (3.69 x 3.92)
stripped and stained flooring, upvc sealed unit double glazed window, recess housing the meters and also the trip board for the electrics.



INNER HALLWAY

10'0" x 9'2" (3.05 x 2.81)
storage cupboard below the stairs, sealed unit double glazed window, access to cellar.

CELLAR

The property has the benefit of a useful good size cellar which is accessed via a hatch. The vendors inform us there is an iron ladder which is still in use and was rescued from a shipwreck at Covehithe



RECEPTION ROOM 2

13'8" x 8'10" (4.17 x 2.70)
stained flooring, sealed unit double glazed window, leading to:-

RECEPTION ROOM 3

13'9" x 12'0" (4.20 x 3.67)
stained flooring, sealed unit double glazed window.

LOUNGE/DINER

21'11" x 11'6" (6.70 x 3.51)
on 2 levels, 1 having parent flooring the other having stripped and varnished flooring, sealed unit double glazed window, multi fuel wood burner set on tiled hearth, 2 radiators.



KITCHEN/BREAKFAST ROOM

11'11" x 13'11" (3.65 x 4.26)

stainless steel sink unit with hot and cold water, cupboards and drawers below, further range of worktops, cupboard below, plumbing for washing machine, sealed unit double glazed window, double radiator, pament floor, leading to:-

CONSERVATORY

7'6" x 12'11" (2.30 x 3.95)

sealed unit double glazed.

SEPARATE WC

gas meter.

STAIRS TO LANDING

with stripped and stained flooring.

BEDROOM 1

13'5" x 12'0" (4.10 x 3.67)

stripped and varnished flooring, cast iron fireplace, sealed unit double glazing.

BEDROOM 2

12'0" x 11'8" (3.68 x 3.57)

sealed unit double glazed window, recess wardrobe cupboard, further storage cupboard.

BEDROOM 3

11'8" x 10'7" (3.58 x 3.25)

cushioned flooring, sealed unit double glazing, storage cupboards, shelving.





BEDROOM 4

11'0" x 10'5" (3.36 x 3.19)
sealed unit double glazed window,
stained flooring.

CLOAKROOM

hand basin with hot and cold water,
low level wc.

BEDROOM 5

8'2" x 9'3" (2.49 x 2.83)
stripped and varnished flooring.

Further landing area leading to:-

BATHROOM

14'1" x 12'0" (4.31 x 3.68)
panel bath with hot and cold water,
pedestal hand basin with hot and cold
water, low level wc, cupboard
housing the gas fired boiler for the
heating, (only part central heating),
sealed unit double glazed windows.



OUTSIDE

Large lawned garden with ample
stocked borders, variety of shrubs
and flowering plants, 2 patio areas,
enclosed by combination of brick wall
and timber fencing, fish pond, brick
weave driveway to the front, ample
car parking, large variety of flower
and shrubs.

ATTRACTIVE OUTBUILDING (with storage areas)

14'9" x 7'6" (4.50 x 2.30)

STORAGE AREA 1

21'5" x 9'1" (6.55 x 2.78)



GROUND FLOOR STORAGE

AREA 2

12'4" x 12'0" (3.77 x 3.66)

brickette floor, access to boarded
loft area via ladder.

STORAGE AREA 3

8'9" x 11'10" (2.67 x 3.62)

COUNCIL TAX BAND

D



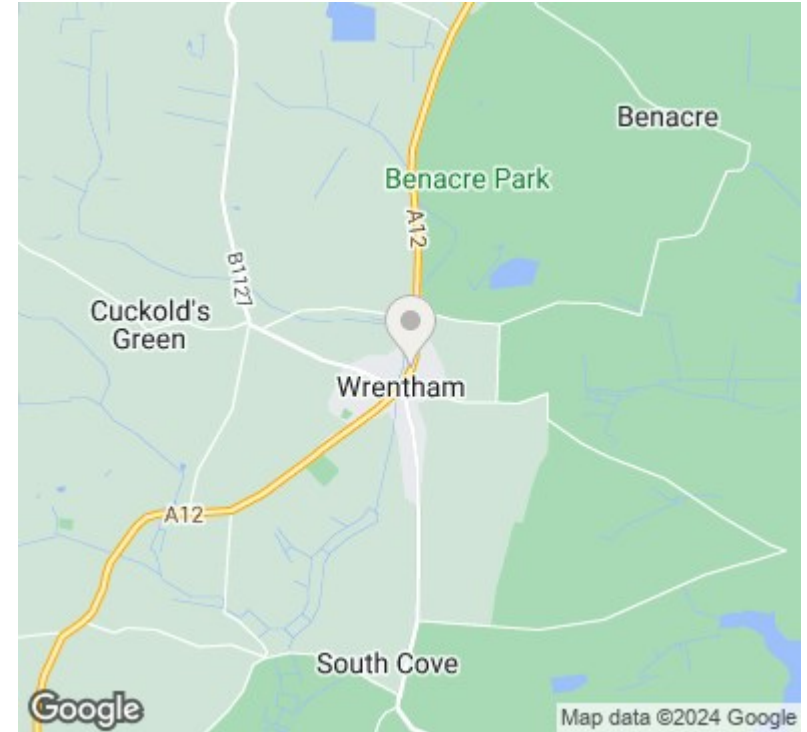
ORDNANCE SURVEY MAP



Floor Plan



Area Map

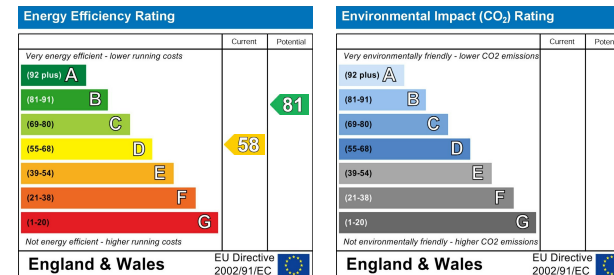


Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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