

**Modern Built Semi  
Detached Home.  
Chatten Close  
Wrentham Beccles  
Wrentham NR34 7NX  
Offers In Excess Of  
£280,000 Freehold**

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Ref: HOW038102030



Situated in the quiet village of Wrentham and only a ten minute drive to the charming seaside town of Southwold, this 'Hopkins Homes' semi detached property was built in 2004 and comes complete with a garage and driveway and a non overlooked garden to th

- **Village Location**
- **Semi Detached House**
- **Three Bedrooms**
- **En-suite To Master**
- **Living Room With Fireplac**
- **Open Plan Kitchen/Diner**
- **Ground Floor Cloakroom**
- **Garage And Driveway**



## **Entrance Hall**

External double glazed door to front aspect, stairs rising to first floor, under stair storage cupboard, coving, radiator, carpet to floor.

## **Cloakroom**

Double glazed privacy window to side aspect, suite comprising of a pedestal wash basin and low level WC, coving, tile splash backs, extractor fan, carpet to floor.

## **Living Room 15'5 x 10'10**

Double glazed window to front aspect, feature fireplace with cast iron open fire, timber mantle and tile hearth, french doors opening out to the dining area, coving, radiator, carpet to floor.

## **Kitchen / Diner 17'8 x 8'8**

External double glazed stable style door leading to the rear garden with two double glazed full length windows, further double glazed window to rear aspect. Fitted kitchen with a selection of wall and base units with worktop and tile splash backs. Inset stainless steel sink with one and a half bowl, single drainer and mixer tap. Integrated oven with gas hob and mounted extractor fan, spaces for fridge/freezer, washing machine and dish washer, coving, radiator, laminate to floor.

## **Landing**

Double glazed window to side aspect, fitted storage cupboard, coving, radiator, carpet to floor.

## **Master Bedroom 10'10 x 10'2**

Double glazed window to front aspect, built in wardrobe, coving, radiator, carpet to floor. Door leading to the ensuite.

## **Ensuite**

Suite comprising of a fitted shower cubicle, pedestal wash basin and low level WC, coving, extractor fan, tile splash backs, radiator, carpet to floor.

## **Bedroom Two 10'6 x 9'6**

Double glazed window to rear aspect, coving, radiator, carpet to floor.

## **Bedroom Three 9' x 7'3**

Double glazed window to rear aspect, coving, radiator, carpet to floor.

## **Bathroom**

Double glazed privacy window to front aspect, suite comprising of a panel bath with shower attachment, pedestal wash basin and low level WC, coving, extractor fan, radiator, tile splash backs, carpet to floor.

## **Outside**

To the front of the property is a low maintenance courtyard with a wrought iron gate providing access to the front door.

To the rear of the property is a fully enclosed garden mainly laid to lawn with various trees, shrubs and plants to the borders, there is a patio, a stepping stone pathway, outside lighting and tap, a timber gate providing access to the front and a further timber gate leading to the garage and driveway to the rear boundary.

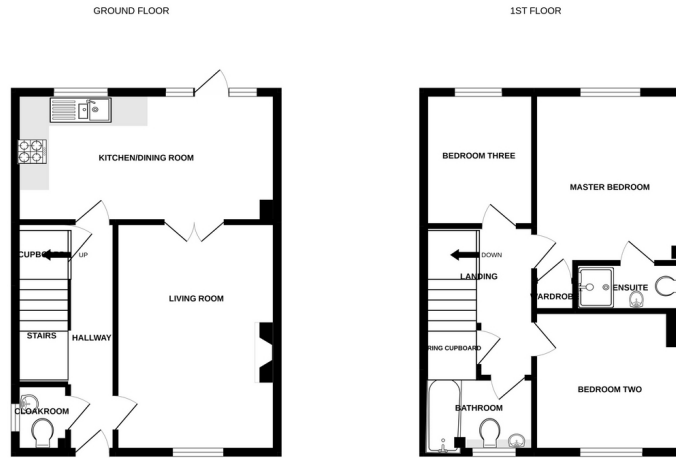
## **Parking**

To the rear of the property is a driveway providing off road parking for one vehicle leading to the garage with an up and over door and electrics within.

## **Agents Note**

There is a yearly service charge to maintain the communal green areas at Â£60.

The council tax band for this home is C.



While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, walls, ceilings and any other items are approximate and to responsibility is taken for any error. Errors of this nature may be the result of inaccurate measurements and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with AutoCAD 2002

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		108
(92+) A		
(81 to 91) B		
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
(1 to 20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## Environmental (CO<sub>2</sub>) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		108
(92+) A		
(81 to 91) B		
(69 to 80) C	74	
(55 to 68) D		
(39 to 54) E		
(21 to 38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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