



Chatten Close, Wrentham - NR34 7NX

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HYBRID ESTATE AGENTS



Chatten Close

Wrentham, Beccles

Presenting a stunning FOUR BEDROOM DETACHED FAMILY HOME located in a sought-after Hopkins Homes cul-de-sac development within the SOUGHT FATER VILLAGE of WRENTHAM close to the coast. This well-presented home has been upgraded and boasts TWO BRIGHT and SPACIOUS reception rooms, perfect for family living or entertaining guests. There is an impressive KITCHEN/DINING ROOM to the rear providing a delightful space with doors onto the rear garden and a W/C. On the first floor there are FOUR GENEROUS BEDROOMS and two bathrooms completing the interior layout. The sunny and private rear garden offers a WESTLEY ASPECT providing the ideal garden for both entertaining guests and family living. Within the rear garden there is also a timber built summer house/studio ideal for a number of uses. The property also benefits from driveway parking to the front, ensuring convenience for residents and visitors alike.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C



- Well Presented Detached Home
- Sought After Hopkins Home Build
- Quiet Cul-De-Sac Development
- Two Bright Reception Rooms
- Impressive Kitchen/Diner
- Four Generous Bedrooms & Two Bathrooms
- Sunny & Private Rear Garden
- Driveway Parking To The Front

Wrentham is located approximately 4 miles north of Southwold and 6 miles south-east of Beccles. The village offers shops, a post office, two pubs and a village hall. There is also access to South Cove beach which is ideal for dog walking and enjoying the Suffolk coast. Wrentham is steeped in history stretching back to Saxon times and is mentioned in the Domesday book. It is a mixture of old and new with some small new housing estates strategically placed so as not to detract from the overall impression of a very attractive village. The newly refurbished 'Horse and Groom' public house is a perfect setting for a meal with the family all year round.

SETTING THE SCENE

To the front approached via the cul-de-sac there is a shingled driveway providing off road parking as well as a pathway to the main entrance door to the front and lawns. There is a further side gate leading to the rear garden. If a purchaser requires further parking there is an option to turn the lawns into parking.



THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming entrance hallway providing space for coats and shoes as well as stairs to the first floor landing. Heading to the left of the hallway is the converted dining room (formerly the garage) with a large window to the front and plenty of space for a large table. There is also an arch leading through to the kitchen/dining room to the rear. On the other side of the hallway is the sitting room with an open fireplace with mantelpiece over and another large window to the front. Via a set of double internal doors there is further access to the kitchen/dining room. The bright kitchen/dining area offers a family friendly space with a wide range of wall and base level units with wood worktops over. There are integrated appliances to include eye level oven and grill, gas hob, dishwasher as well as space for fridge/freezer and a breakfast table with doors opening onto the garden. You will also find a large understairs cupboard and access into the rear porch with space for coats and shoes. This in turn leads to the w/c with a further side door leading out.

Heading up to the first floor landing there is a large double cupboard and loft hatch access. To the rear of the house you will find two comfortable bedrooms overlooking the garden as well as the family bathroom which offers a modern tiled space with shaped bath and shower over as well as w/c and hand wash basin. To the front there are two further bedrooms one of which offers a Dormer window to the front and other is the master with large built in wardrobes and a renovated en-suite with a double shower, w/c, hand wash basin and underfloor heating.

FIND US

Postcode : NR34 7NX

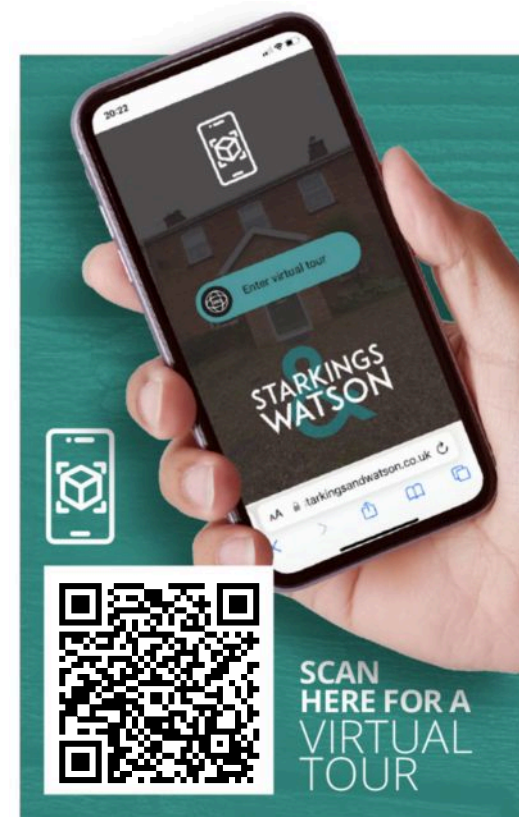
What3Words : ///sand.idealists.funrels

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised there are Hot Water Solar Panels as well as a development communal charge of approximately £80PA.







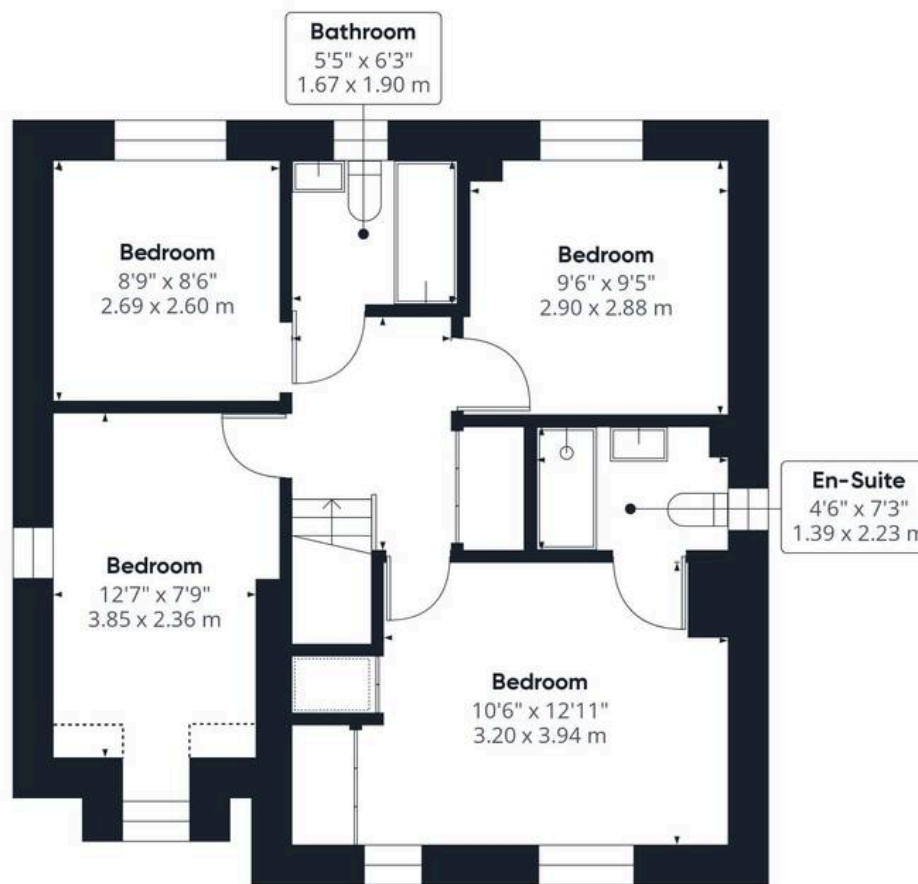
THE GREAT OUTDOORS

To the rear there is a private and enclosed garden with a sunny westerly aspect offering a timber built garden studio, perfect for a variety of uses such as a home office, gym, or art studio. There is also an area of lawn and a large paved patio ideal for outside dining and entertaining. From the garden there is also a side gate leading to the side parking area providing rear access to the garden.





Ground Floor



Floor 1

Approximate total area⁽¹⁾

1181.78 ft²
109.79 m²

Reduced headroom

5.86 ft²
0.54 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.