

25 High Street  
Wangford  
Beccles  
NR34 8RL



**ATTIK**  
CITY | COUNTRY | COAST

# 25 High Street

## Offers In Excess Of £300,000

### The immaculate period cottage...

Nestled on the peaceful High Street of Wangford, 25 High Street presents an attractive opportunity to acquire a well-appointed home, offering a delightful blend of period features and modern living. This charming residence boasts a bright, dual-aspect reception room, perfect for relaxing or entertaining, with a feature gas fireplace that can be easily adapted for a wood burner.

The dining area, seamlessly connected to the spacious kitchen, is ideal for family meals or gatherings with friends. The kitchen is fully equipped with ample space for appliances, including a recent Baxi boiler. A convenient stable door provides easy access for al fresco dining in the warmer months.

Upstairs, the property features three well-proportioned bedrooms, including a generous master bedroom with lovely views of the adjacent church through a classic sash window. The modern shower room is equipped with contemporary fixtures, ensuring comfort and convenience.

The property benefits from on-road parking with no permit requirements and a private outdoor space at the rear, enhanced by a lawn, a patio, mature planting and a useful brick storage shed.

Located just a stone's throw from the village centre, this quiet residential area offers residents easy access to local amenities, including The Angel pub and the village shop. The A12 nearby allows for convenient travel to nearby towns or a visit to the stunning coastal areas, making this property ideal for those seeking a comfortable lifestyle in a picturesque village setting.

### Agents notes...

A pre-recorded walkaround tour is available for this property

Local Authority

East Suffolk

Council Tax Band C

EPC Rating D



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