



## Henstead,

Offers Over £325,000

- No Onward Chain
- Off Road Parking Via Driveway
- Utility Room
- Three/Four Bedrooms
- Principal Bedroom with Ensuite
- Air Source Heat Pump
- Refurbished Throughout
- Enclosed Private Landscaped Garden
- EPC - F



# Toad Row, Henstead

A beautifully renovated four bedroom property, combining classic charm with modern touches, situated within the serene village of Henstead, known for its vibrant arts and crafts scene, as well as the nearby towns of Lowestoft and Beccles, where you'll find a variety of shops, restaurants, and amenities.



Council Tax Band: C



## DESCRIPTION

Tanglewood is a delightful home, set in the highly desirable and tranquil countryside of Henstead. This beautifully renovated four bedroom property combines classic charm with modern touches, offering the perfect blend of character and functionality. As you approach, a picturesque stable gate opens onto a gravel driveway with ample parking space. Inside, a cozy lounge welcomes you, featuring an exposed brick chimney breast and a cast iron wood burner, creating a warm and inviting ambiance.

At the heart of the home is a sleek shaker-style kitchen, complete with integrated appliances, which seamlessly combines traditional aesthetics with contemporary practicality. Moving through the inner hallway, you'll find a recently updated, modern bathroom, a utility room, and an additional reception room that can easily serve as either a home office or a versatile fourth bedroom.

Upstairs, the first floor boasts a spacious master bedroom with an en-suite, along with two additional generously sized bedrooms that offer a sense of both space and comfort.

Tanglewood offers the perfect balance of countryside living and convenience. It is ideally located with easy access to the cultural hub of Henstead, known for its vibrant arts and crafts scene, as well as the nearby towns of Lowestoft and Beccles, where you'll find a variety of shops, restaurants, and amenities. For those seeking a rural lifestyle with modern comforts, Tanglewood is a rare and exceptional find.

Outside - The garden is a true sanctuary, with a paved seating area ideal for outdoor dining and relaxation. The well-maintained lawn stretches beneath mature trees, creating a peaceful, private retreat.

The garden also backs onto scenic paddocks, enhancing the rural tranquillity of the property.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains gas, water electricity, and septic tank.

## VIEWING ARRANGEMENT

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20732/JD.

## FIXTURES & FITTINGS

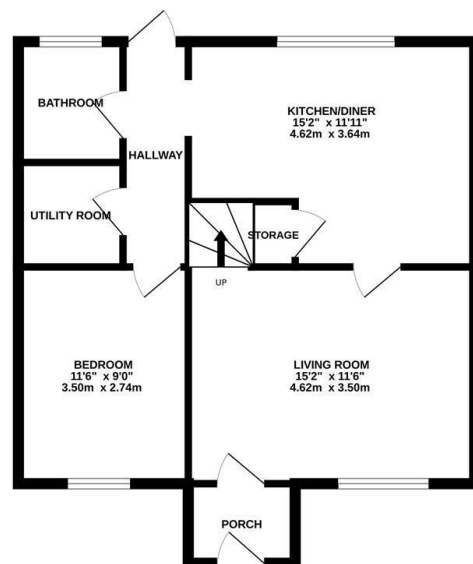
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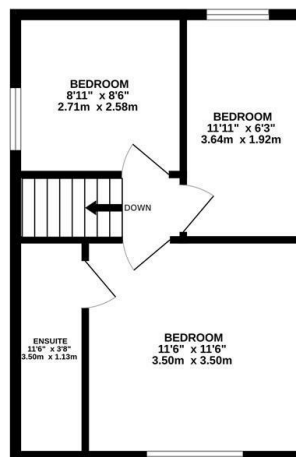




GROUND FLOOR  
589 sq.ft. (54.8 sq.m.) approx.

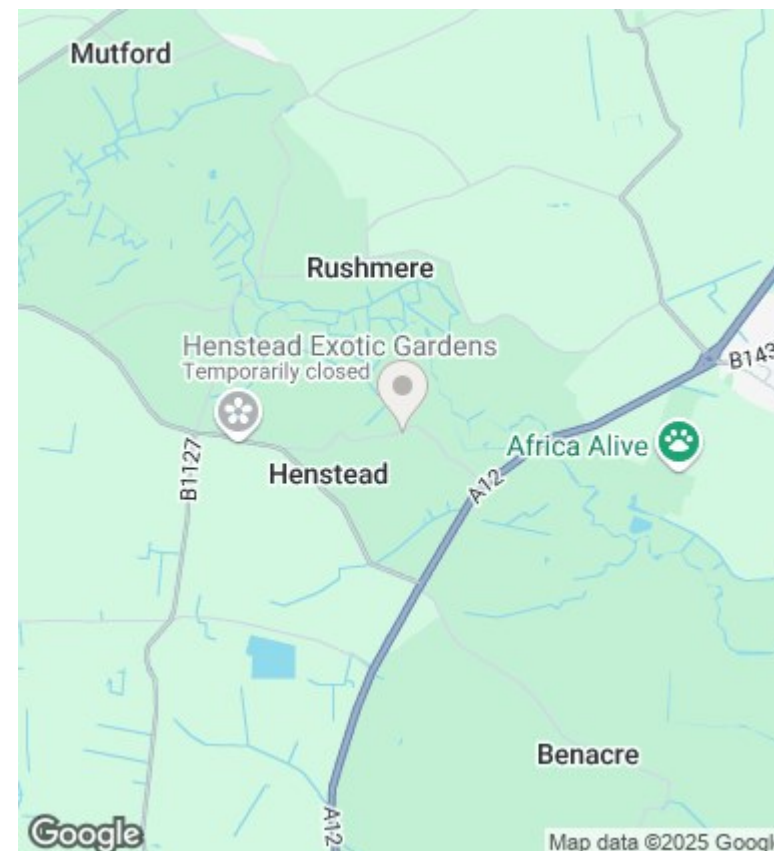


1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	33	57
England & Wales	EU Directive 2002/91/EC	

## Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)