



Hill Road, Wangford Beccles NR34 8AR

welcome to

Hill Road, Wangford Beccles

This beautifully presented 3-bedroom semi-detached home perfectly blends modern comfort with countryside living. The property has been thoughtfully updated throughout, offering spacious and versatile accommodation along with a self contained Annex.



Internal Description

This beautifully presented 3-bedroom semi-detached home perfectly blends modern comfort with countryside living. The property has been thoughtfully updated throughout, offering spacious and versatile accommodation. The ground floor consists of a stunning open-plan kitchen/diner. A stylish, contemporary space featuring high-quality fittings, ample storage, and a cosy log burner in the dining area-ideal for family gatherings and entertaining. Separate utility Room providing additional storage and practical space for laundry. It boasts a large lounge offering a inviting living space which is perfect for relaxation and socialising topped off with a log burner.

With the 2 spacious bedrooms and family bathroom upstairs, this home also benefits from the downstairs shower room and 3rd bedroom which offers a lot of versatility.

External Space

This property benefits from a large driveway to the front, along with field views. The rear garden is complemented by a large patio area, fish pond and turfed area, Along with a large out building currently used as a office and shed space, but could also be a perfect workshop or home gym.

One of the stand out features to this property is the self contained Annex, which can be used in a multitude of different ways, along with it previously being used as a Air b&b.

This exceptional property offers a rare opportunity to enjoy village life with the added benefit of flexible living spaces and income potential. With its stylish interiors, expansive garden, and sought-after location near Southwold, this home is ideal for families, retirees, or investors.

Location

Located in the peaceful village of Wangford, this property offers the perfect balance of rural tranquillity and coastal charm. Wangford is a vibrant village known for its community spirit, traditional pubs, and local amenities. Just a short drive away is the iconic seaside town of Southwold, famed for its sandy beaches, colourful beach huts, and thriving independent shops, making this location ideal for both permanent living and holiday getaways.

Entrance Porch

UPVC door, window to front, spot lights, wooden shelving and wooden flooring.

Bedroom 3

11' 8" x 11' 6" (3.56m x 3.51m)
Window to side, spot lights, radiator and carpeted flooring.

Lounge

23' 3" x 11' 4" (7.09m x 3.45m)
Window to front, ceiling light, wooden panel feature wall, built in cupboard, radiator, log burner and wooden flooring.

Kitchen/Diner

23' 7" x 13' 6" (7.19m x 4.11m)
Patio doors to rear garden, wall and base units with work surfaces, range cooker, sink, fridge freezer, dish washer, spot lights, radiator, log burner and laminate flooring.

Shower Room

Window to side, spot lights, tiled walls, shower cubicle, WC, hand wash basin, towel rail and tiled flooring.

Utility

9' 4" x 6' 5" (2.84m x 1.96m)
Window to side, UPVC door to rear, wall and base units with work surfaces, sink, spot lights and laminate flooring.

Landing

Window to side, wall lights and carpeted flooring.

Bedroom One

11' 6" x 10' 9" (3.51m x 3.28m)
Window to front, walk in wardrobe, radiator, spot lights and carpeted flooring.

Bedroom Two

10' 9" x 7' 8" (3.28m x 2.34m)
Window to rear, spot lights, built in wardrobe, radiator and carpeted flooring.

Bathroom

Window to rear, spot lights, stand alone bath unit, toilet, sink, heated towel rail and tiled flooring.

External

Driveway to front. enclosed rear garden with patio are and laid to lawn remaining, office/shed and pond.

Annex

A fully self contained annex with sitting room, kitchen, bathroom and bedroom. Previously used for Air bnb.



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welcome to

Hill Road, Wangford Beccles

- Extended 3 Bed Home
- Village Location
- Self Contained Annex
- Spacious Open Plan Kitchen/Diner
- Separate Utility Room
- Large Outbuilding
- Off Road Parking
- Spacious Family Home

Tenure: Freehold EPC Rating: C



£385,000

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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william h brown



01986 894608



Bungay@williamhbrown.co.uk



19 Earsham Street, BUNGAY, Suffolk, NR35 1AE



williamhbrown.co.uk