



1 CHURCH CORNER  
WRENTHAM





This lovely 4 bedroom semi-detached cottage, is situated in a charming rural location, but is close to the village of Wrentham. It has a plot of 0.22 acre with very attractive gardens and excellent farmland views to the rear.

The accommodation additionally comprises: Entrance hall, sitting room, kitchen/diner, rear lobby, first floor landing, shower room, & second floor landing. The property has oil central heating, UPVC double glazed windows, single garage with ample off road parking & handy outbuildings. The property would ideally suit those interested in animals, as there are currently enclosures for poultry rearing & other such fowl.

The Village of Wrentham provides an excellent range of amenities, which includes a good General Store, Post Office and Newsagents and a Public House. The village has a Café and Restaurant and also various Galleries and Antique Shops. Wrentham lies approximately six miles to the south of the coastal town of Lowestoft, which offers all amenities, the village is also well located for striking out at the attractions of East Suffolk's Heritage Coast, which include many coastal walks, golfing and sailing at the coastal town of Southwold and for bird watchers there is the RSPB Bird Sanctuary at Minsmere.

#### SERVICES:

Oil Central heating, Mains water & drainage and electricity. (Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

#### LOCAL AUTHORITY

East Suffolk Council Tax Band 'C'

#### VIEWING

Viewing is strictly by arrangement with the vendors agents Durrants; please call 01502 712122.



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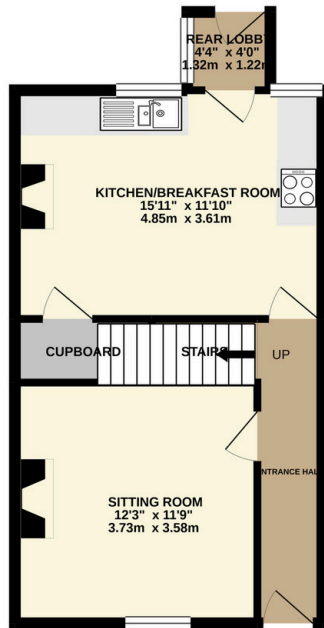




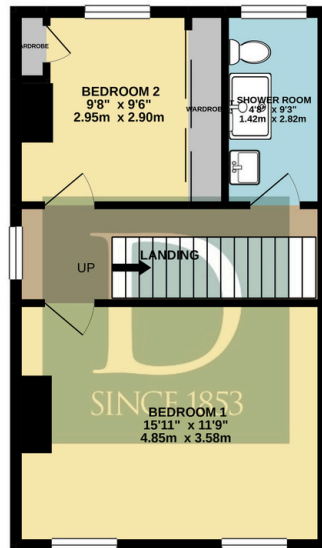


## FLOOR PLAN

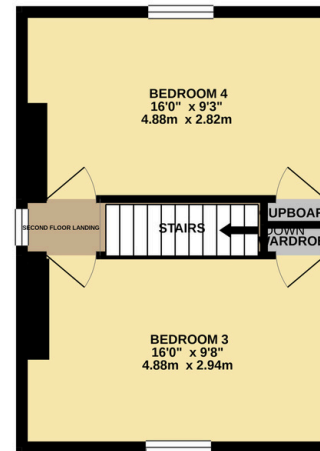
GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



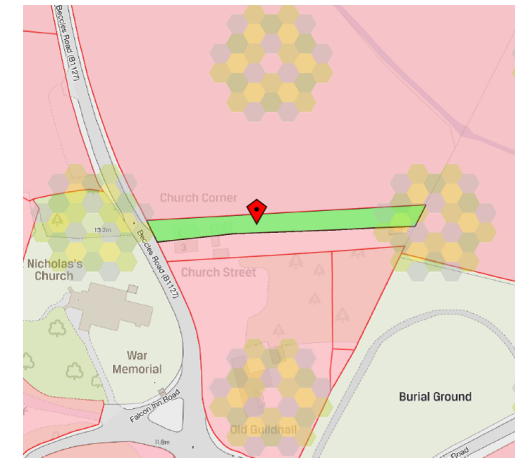
2ND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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## LOCATION MAP



Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

## IMPORTANT NOTICE

### Durrants and their clients give notice that:

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## CONTACT US

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