



11B MILL LANE, WRENTHAM

BECCLES, NR34 7JQ



Tucked away on a private plot along one of Wrentham's most sought-after roads, 11b Mill Lane is an attractively designed detached bungalow surrounded by well-tended gardens on all sides

Just a short distance from Covehithe beach and within easy reach of Southwold, this home offers both comfort and convenience in a peaceful setting.

A generously sized hallway welcomes you into the property, providing access to all the principal rooms. The master bedroom is positioned at the front of the bungalow and benefits from its own en-suite shower room. Two further bedrooms overlook the rear garden and are served by a well-fitted family bathroom.

The spacious sitting room is a standout feature, with an inglenook fireplace and wood-burning stove creating a cosy focal point. Two sets of French doors offer direct access to the outside—one opening to a rear paved terrace, the other to a delightful garden room.

The kitchen/breakfast room provides ample space for dining and is fitted with a good range of units, while a useful utility room sits alongside with direct access to the side of the property.

Outside, the driveway leads to a detached double garage. The surrounding gardens have been thoughtfully landscaped for ease of maintenance, providing attractive yet manageable outdoor space.

This is a rare opportunity to acquire a well-presented bungalow in a desirable location, ideal for those seeking a coastal village lifestyle within easy reach of Southwold and the Suffolk Heritage Coast.

SERVICES

Mains electricity, water and sewerage are connected. Heating is provided by way of an air source heat pump. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

TENURE

Freehold.

VIEWING

Strictly by appointment with the agent's Beccles Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax Band – E



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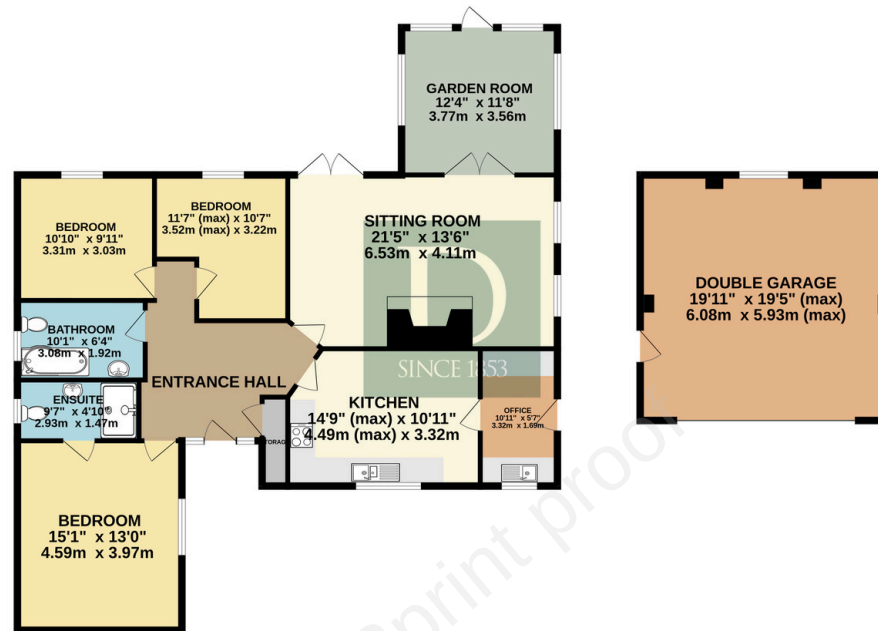
NO ONWARD
CHAIN!





FLOOR PLAN

GROUND FLOOR
1687 sq.ft. (156.7 sq.m.) approx.



TOTAL FLOOR AREA: 1687 sq.ft. (156.7 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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