



DREADNOUGHT

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BACK ROAD WENHASTON, HALESWORTH, IP19 9EB



Situated in the popular village of Wenhaston, this semi-detached cottage boasts three bedrooms, a family bathroom, two reception rooms, off road parking and is ready to move straight into!

As you step into the property through the rear entrance, you are welcomed by the charming kitchen and breakfast room, which features plenty of character. Adjacent to the kitchen is the sitting room, a spacious area filled with natural light thanks to its dual aspect windows. The room benefits from a wood burner, which serves as a cosy focal point for the space. Next to the sitting room, the dining room provides an additional reception area, perfect for family meals or entertaining guests.

On the first floor, you'll find three bedrooms. The first two are generously sized double rooms, offering ample space and comfort. The third bedroom, which overlooks the rear of the property, is a smaller double or single room, ideal for a guest room or home office. The bathroom is equipped with a shower and basin, while the separate WC next door adds convenience for busy households.

Outside, the property benefits from off-road parking on the driveway, as well as a garage for additional storage or vehicle space. The rear garden is easy to maintain, making it an ideal outdoor area, and it includes useful outbuildings such as a woodstore for added practicality. This delightful countryside cottage is perfect for anyone seeking a charming home in a sought-after location. Its close proximity to local amenities and the beautiful Southwold coast makes it an ideal choice for those looking for a peaceful yet convenient lifestyle.

TENURE – FREEHOLD

SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF RADIATORS AND WOOD BURNER (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: EAST SUFFOLK COUNCIL - C

EPC – TBC

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.

DURRANTS BUILDING CONSULTANCY OUR BUILDING CONSULTANCY TEAM WILL BE HAPPY TO PROVIDE ADVICE TO PROSPECTIVE BUYERS ON PLANNING APPLICATIONS, ARCHITECTURAL DESIGN, BUILDING REGULATIONS, AND PROJECT MANAGEMENT - PLEASE CONTACT THE TEAM DIRECTLY.



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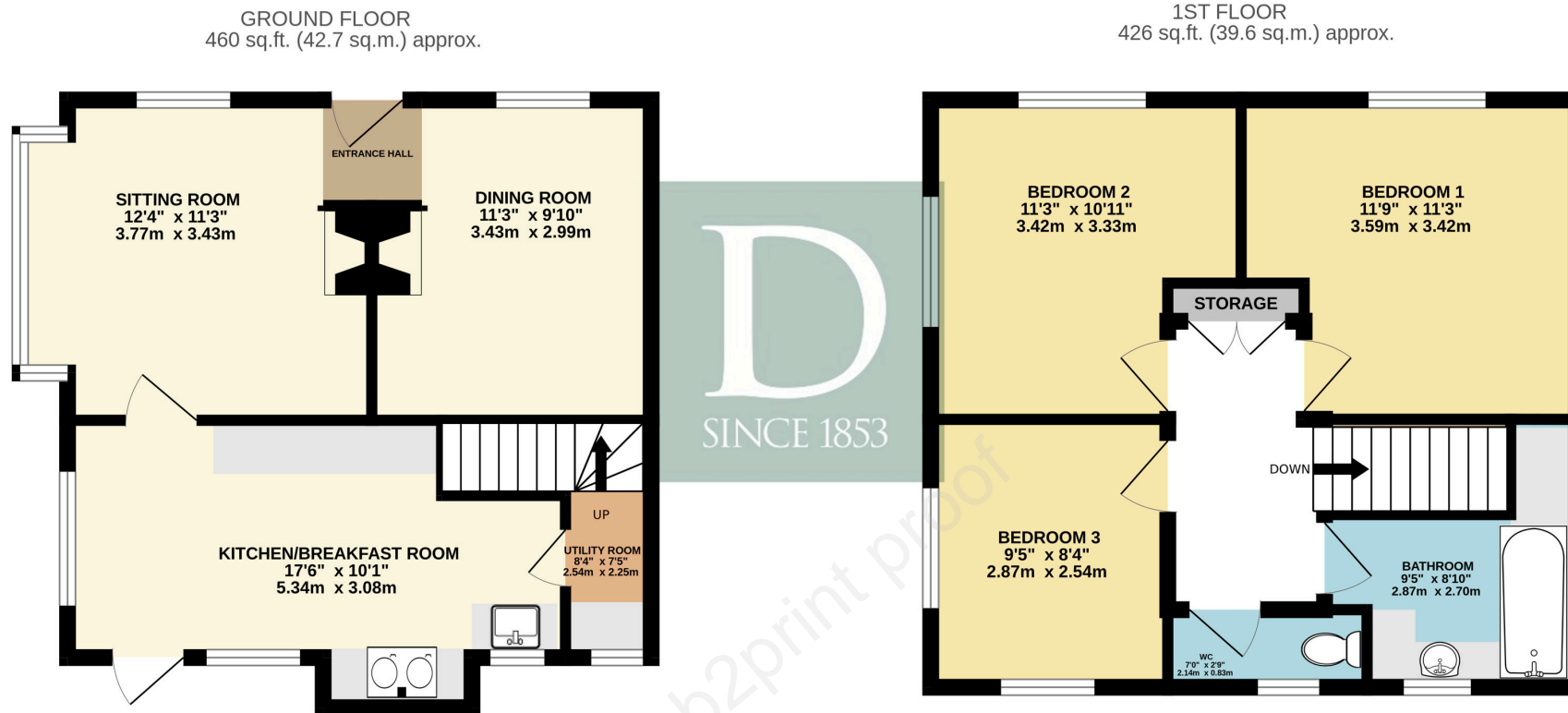


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FLOOR PLAN



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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