



SPINDRIFT

BACK ROAD, WENHASTON, HALESWORTH, IP19 9DY



Situated in the popular village of Wenhaston, this end of terrace cottage is one to view! Offering two/three bedrooms, generous size reception rooms and a good size garden to the rear!

As you step through the front door, you enter a welcoming entrance porch that leads directly into the sitting room. This bright and comfortable space looks out over the front of the property. Just off the sitting room, there's another reception room that could easily be used as a third bedroom, home office, or playroom depending on your needs. On the ground floor, you'll also find a convenient bathroom fitted with a bath and shower over, a basin, and a toilet. The kitchen sits at the back of the property and includes a good range of wall and base units. A charming barn-style door opens out from the kitchen to the rear garden, adding easy access to the outdoor space. Upstairs, the first-floor features two well-proportioned bedrooms. Bedroom one is a generous double room overlooking the front of the house and comes with built-in wardrobe space for added convenience. Bedroom two is also a spacious twin room, with a similar front-facing view. The landing area gives a nice sense of openness and could be used as a small office or reading nook. There's also a second bathroom on this floor, complete with a shower, basin, and toilet. Outside, there is on-street parking available at the front of the property. The rear garden includes several useful outbuildings — one set up as a utility room for white goods, and others offering extra storage. There is also a lovely, enclosed seating area that's perfect for relaxing or entertaining. Please note, there is a right of access across the section of garden nearest the property in favour of a neighbouring home.

SERVICES Mains water and electricity and drainage are connected to the property. Heating is provided by way of Wi-Fi controlled, electric heating (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – This has been deleted off the government website so have been unable to add this.

AGENTS NOTE – There is a pedestrian right of access in favour of the neighbouring property across the garden to the rear of the property
EPC – TBC

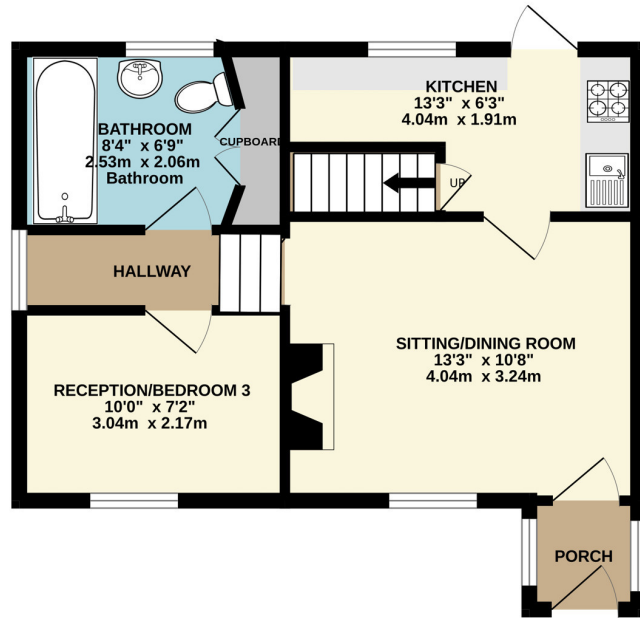
VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.
DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



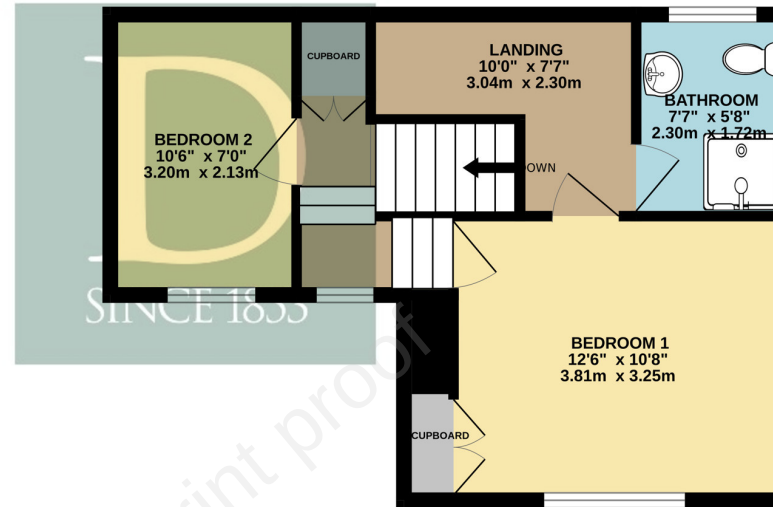


FLOOR PLAN

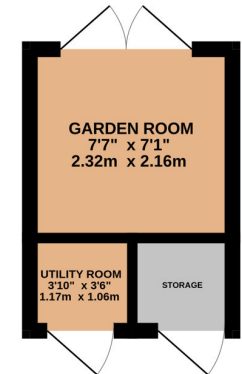
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



OUTBUILDINGS
80 sq.ft. (7.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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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- 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

Durrants, 12 Thoroughfare,
Halesworth, Suffolk, IP19 8AH

Tel : **01986 872553**
Email : **halesworth@durrants.com**