

EST.  1993

# JENNIE JONES

ESTATE AGENTS



**21 Millfields, Wangford, Suffolk, NR34 8RG.**

**GUIDE PRICE**

**£325,000**

## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; KITCHEN; UTILITY ROOM; DINING ROOM; CONSERVATORY; THREE BEDROOMS; FAMILY SHOWER ROOM; FRONT AND REAR GARDEN.**

### **THE PROPERTY**

An immaculately presented end-terraced property situated in a good location close to all local amenities. Main benefits include light and airy accommodation, gas fired central heating and double glazing. The house has been very well cared for by the current owners and consequently it is in excellent order throughout. The property would be ideally suited for either full time occupation or as use as a holiday home. A double glazed entrance door beneath an oak storm porch opens to the entrance hall with two built in cupboards, radiator, stairs to the first floor and door to the cloakroom. With window to front aspect, wash basin with tiled splash back, radiator, close coupled toilet and wall mounted gas fired boiler for central heating and domestic hot water. The sitting room has a double glazed window to the front aspect, radiator and feature wall mounted fire. Towards the rear of the property is the recently fitted kitchen, with a good range of base and wall mounted units with solid wood worksurfaces over and tiled splashbacks. There is space for a range cooker, integrated fridge, 1½bowl sink with mixer tap, radiator, window to rear and doors to the utility room and dining room. The utility room has a door to the rear garden and windows to each side. There is a sink with mixer tap, wall mounted units, plumbing for dishwasher and washing machine and spaces for tumble drier and fridge/freezer. A further door from the kitchen opens to the dining room with radiator and double doors opening to the spacious conservatory. The conservatory is double glazed to two aspects with a polycarbonate roof, door to garden, wood effect flooring and a radiator. Stairs from the entrance hall lead to the landing with doors to the bedrooms and shower room. The main bedroom has a double glazed window to the front aspect, built in storage cupboard and radiator. Both bedrooms two and three have built in wardrobes and radiators. The family shower room has been recently fitted and comprises a walk in shower, vanity wash basin with cupboards and a close coupled toilet. There is a towel radiator and ample tiling. To the front of the property the garden is mainly lawn with borders containing a mix of planting and is enclosed by a low brick wall. The rear garden is enclosed and hard landscaped for ease of maintenance. There is a brick garden store room, ornamental pond and a pedestrian gate giving access to the rear parking area.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **LOCATION**

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including; an excellent village store, farm shop, Church, doctors and veterinary surgeries, two public houses, playing fields, allotments and a busy Community Centre. The village is by-passed by the A12 and located approximately three miles from the ever popular coastal town of Southwold and the Heritage Coast. The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks. Only ten minutes drive is the town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = A****SERVICES:**

We understand that mains water, electricity  
and drainage are connected. Heating by gas  
fired boiler.

**TENURE:** Freehold**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

**SAXMUNDHAM** (01728) 605511.email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)**EPC RATING: = D**Total Area: 115.8 m<sup>2</sup> ... 1247 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









