

EST.  1993

JENNIE JONES

ESTATE AGENTS



Old Barn Cottage, 5A High Street, Wangford, Suffolk, NR34 8RL.

GUIDE PRICE

£299,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; KITCHEN/DINER; UTILITY ROOM/CLOAKROOM; LANDING; TWO FIRST FLOOR BEDROOMS, ONE WITH SHOWER CUBICLE; CLOAKROOM; FRONT AND REAR GARDEN; DETACHED SINGLE GARAGE.

NO ONWARD CHAIN

THE PROPERTY

Old Barn Cottage is a delightful detached property in a good location in the heart of this increasingly popular village. The property has been well cared for and consequently it is in good order throughout. Main benefits include double glazing, gas fired central heating, a low maintenance garden and detached garage. A half glazed front entrance door beneath a storm porch opens to the entrance hall with radiator, stairs to the first floor and a spacious understairs cupboard. The kitchen with dining area has a window to the front aspect, 1½bowl stainless steel sink with mixer tap, a good range of base and wall mounted units with work surfaces over, tiled splashbacks and a peninsula unit. There is a built in double oven, gas hob, plumbing for dishwasher, space for fridge and freezer. The dining area has a double glazed door opening to the rear garden, radiator and a feature brick arch opening to the sitting room. The sitting room has a window to the side and French doors to the rear, radiator and feature fireplace. Utility/cloakroom with window to the side, stainless steel sink with mixer tap over base unit, worksurface and tiled splash backs, wall mounted units, radiator and plumbing for a washing machine. The gas fired combination boiler is wall mounted.

Stairs from the entrance hall lead to the landing with window to the side aspect, built in shelved linen cupboard with radiator and loft access hatch with ladder. Bedroom one has dormer window to the front and a window to the side, radiator, built in wardrobe cupboards and a fully tiled shower cubicle. Bedroom two at the rear of the cottage has a double glazed window overlooking the garden and a radiator. The cloakroom has a Velux style window, vanity wash basin, toilet and towel radiator.

Outside. To the front is a small garden which is mainly shingle for ease of maintenance. The enclosed rear garden is mainly lawn with a paved patio and a mix of mature plants and shrubs. At the end of the garden is the detached single garage with up and over door, personal door, power and lighting.

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; a village store, farm shop, Church, doctors and veterinary surgeries, two public house, playing fields 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 Council,

COUNCIL TAX BAND: = C

SERVICES:

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

TENURE: Freehold

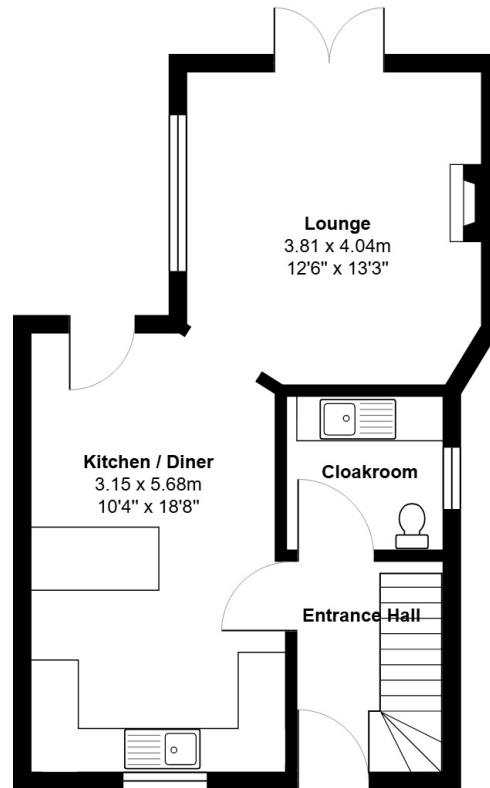
VIEWING

By appointment through Jennie Jones Estate Agents:

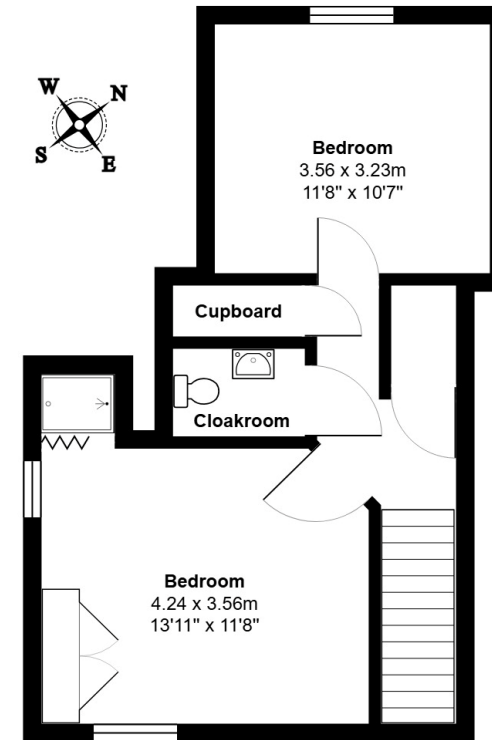
SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = C



Ground Floor



Room In Roof

Total Area: 83.1 m² ... 895 ft²

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.









