

templewicks  
estate agents

Guide Price: £210,000  
Norfolk Road, Wangford



BRITISH  
PROPERTY  
AWARDS  
2023 - 2024

GOLD WINNER

LETTING AGENT  
IN BECCLES &  
LOWESTOFT

A well presented cottage in the Village of Wangford with generous sized sitting room and open fire place giving a cosy feel all round feel. There is a fitted kitchen with exposed beams, two bedrooms to the first floor and bathroom. There is a quaint courtyard garden and garage in a separate block. The property is located just under four miles of the popular seaside town of Southwold making it an excellent holiday home or potential Air B & B.

#### Property Features:

- Entrance Porch
- Sitting Room With Open Fire Place
- Fitted Kitchen With Exposed Beams
- Two Bedrooms
- Bathroom
- Enclosed Rear Courtyard Garden
- Separate Garage
- Gas Central Heating
- Village Location



#### The Property

As you enter the front garden you are met by a well-maintained country style garden with its mature plants and shrubs, this then leads into the entrance porch and then the well-proportioned sitting room. The sitting room comprises stripped timber floors, open fireplace, feature window to the side aspect, there is also space for a three-piece suite as well as a dining table. A door leads to the kitchen, that is fitted with a range of base and wall units, integrated under counter fridge freezer, inset one and half bowl sink and drainer, space for freestanding cooker and space and plumbing for washing machine. There is a uPVC glazed door leading into the pretty rear courtyard garden, that is mainly paved with mature shrubs and trees and a rear access gate. The cottage style stairs lead onto the first floor where both bedrooms and the bathroom can be found. Bedroom one can accommodate a double bed and bedroom two can be used as a single room. The bathroom has a white suite comprising W.C, pedestal wash basin, bath with shower over.





### **External**

To the front of the property is a small garden enclosed by a brick wall and entered via a white painted gate. This lovely garden has an array of mature shrubs and seasonal plants and leads straight to the entrance porch. To the rear is a paved courtyard, with beds and a selection of mature shrubs and trees. To the rear of the garden is a further gate for access and a separate garage can be found behind the property itself.

### **Location**

The Village of Wangford is connected to two main roads, namely the A12, leading to Ipswich and London, as well as B1126 leading to a number of beautiful Suffolk Villages and to the popular seaside town of Southwold. The Village itself has a parish church, and access to some pleasant walks, such as Henham Park and Reydon Wood. Southwold, is a popular seaside destination with its amusements, shingle beaches, restaurants, public houses and entertainments.

### Additional Information:

**Local Authority :** East Suffolk

**Council Tax Band:** B

**Services:** Gas central heating and hot water Mains drainage, electricity and water connected.

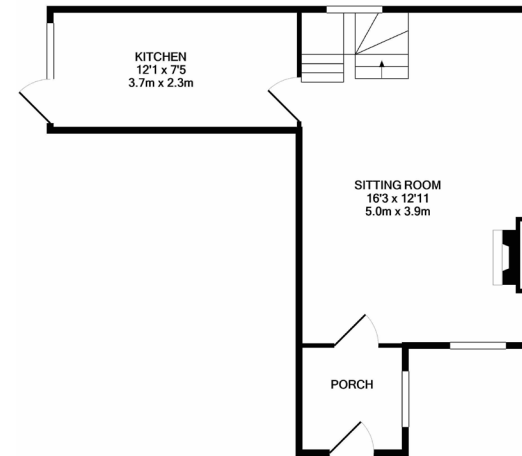
**Viewings:** By Appointment Only

**Post Code:** NR34 8RE

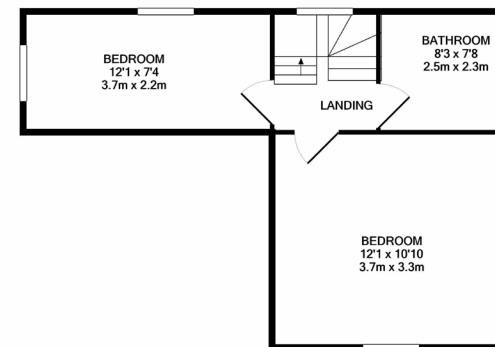
**EPC Rating:** TBC

**Tenure:** Freehold

Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to re-check measurements.



GROUND FLOOR  
APPROX. FLOOR  
AREA 635 SQ.FT.  
(59.0 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 576 SQ.FT.  
(53.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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