



Guide Price: £315,000
Eagle Court, Wrentham



A grade II listed town house situated in the heart of the village of Wrentham, within easy reach of local shops and the A12 and the popular seaside town Southwold. The property forms part of a former Coaching Inn and boasts an impressive Dutch gabled facade overlooking its courtyard garden. The property benefits from spacious family living accommodation including a modern fitted kitchen, large living room and three good-sized double bedrooms. Outside there is an enclosed garden and a single garage. An ideal family or holiday home.

Property Features:

- Grade II listed
- Gas Central Heating
- Central Village Location
- Spacious Accommodation
- En-Suite Shower Room
- Garden
- Single Garage
- Open Fire Place
- No Chain



The Property:

Stepping up through the front door you are welcomed by a spacious entrance hall with a staircase rising to the first floor. To the right of the property is a large sitting room with double doors leading out to the garden, exposed wooden flooring and an open fireplace with wooden surround and mantle. To the left of the property is a modern fitted kitchen/diner with worktop having an inset sink, cupboard under and integrated dishwasher further worktop with inset ceramic hob and extractor and light over, cupboards and drawers beneath, adjoining a tall cupboard housing an eye level double oven and grill, matching wall cupboards, integrated fridge/freezer, sash window and door to the front. A door conceals stairs down to a cellar which has power points and lighting.

From the hall a staircase rises to the first floor and spacious landing which gives access to three separate double bedrooms all having sash style windows. The master bedroom has a walk in wardrobe and ensuite shower room comprising white suite with low level W.C, wash basin and fully tiled shower cubicle. The family bathroom comprises a white suite with panelled bath, low level W.C wash basin and shower cubicle.







External

The property is approached from the side via a pedestrianised brick courtyard and steps up to the entrance. To the front you will find a semi detached single garage which has power and lighting connected along with an up and over door and personal door to garden. The front courtyard style cottage garden has a block paved patio, shingled garden, borders with inset shrubs and plants and access gate. Off street parking is also provided on Eagle Court itself, which is a private road.

Location

The Village of Wrentham is nestled on the A12, providing easy access to London, Ipswich, Lowestoft and Great Yarmouth, and lies four miles north of the seaside town of Southwold, a popular holiday destination with its sand and shingle beaches, pier, lighthouse, harbour and public houses, restaurants and entertainments. Wrentham itself is a short drive to the beautiful Covehithe Beach and neighbouring Benacre National Nature Reserve.

Additional Information:

Local Authority : East Suffolk

Council Tax Band: C

Services: Gas fuelled for hot water and central heating, mains drainage, electricity and water connected.

Viewings: By Appointment Only

Post Code: NR34 7JX

EPC Rating: D

Tenure: Freehold (including partial flying freehold over neighbouring property).

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



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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