



Wrentham, Beccles

Offers In Excess Of £285,000

- No Onward Chain
- Village Location
- Four Piece Bathroom Suite
- EPC - C
- Two Double Bedrooms
- Great Charm & Character
- Delightful Rear Garden
- Total Floor Area 829 Sq Ft
- Exposed Brick Work & Timber
- Gas Central Heating

Southwold Road, Wrentham

A pretty semi-detached cottage situated in the well served East Suffolk village of Wrentham. Located within a mile and a half of the coast at Covehithe, Wrentham offers two public houses, a general store, tennis courts and bowls club. Five miles to the south east, is the renowned coastal town of Southwold, a premier holiday destination on the Suffolk Heritage Coast, forming part of a designated Area of Outstanding Natural Beauty. Eight miles to the north is the coastal town of Lowestoft, a former fishing port with a wide range of shopping and leisure facilities.



Council Tax Band: B



DESCRIPTION

Offered for sale as NO ONWARD CHAIN is this charming two bedroom semi-detached property, situated within the popular village of Wrentham. This attractive village is ideally located for enjoying all that the Suffolk Heritage Coast has to offer. The property is set back from the road behind a low brick wall with a shingle front garden. To the rear is a wide shingle patio area and lawned garden, bordered by fencing and mature trees. The accommodation retains great charm and character, with exposed brick work, fireplaces, latch doors and exposed timbers, creating a most welcoming cottage feel. The property is ideal for either a permanent home or second home/holiday let. Following a two-storey extension to the rear, this has created a generous kitchen/diner area, perfect for entertaining, as well as a large upstairs bathroom.

ACCOMMODATION

SITTING ROOM

Panel glazed entrance door. Brick fireplace with fitted cabinets and shelves to either side. Feature exposed brick wall. Sash window to front elevation. Enclosed staircase rising to the first floor landing.

KITCHEN/DINING/LIVING ROOM

A particularly spacious room with exposed timber floors, stable door to one side and double glazed casement doors opening to the rear garden.

The kitchen area is fitted with a range of Shaker style base and wall cupboards; wood block work surfaces; enamel 1 ½ bowl single drainer sink unit with mixer tap; fitted electric oven and gas hob with stainless steel splash back and cooker hood over; plumbing for washing machine and dishwasher below.

FIRST FLOOR

LANDING

Access to loft space. Latch doors and exposed timber floors.

BEDROOM ONE

Sash window to front elevation. Exposed brick chimney breast with shelves to either side. Cast iron fireplace with timber mantle and surround. Feature brick wall.

BEDROOM TWO

Double glazed window overlooking the rear garden. Fitted wardrobe and storage drawers.

BATHROOM

A large bathroom with vaulted ceiling and exposed timber roof framework and roof light. The bathroom is made up of a four piece white suite comprising; double end bath with central mixer tap and tiled surround; tiled shower cubicle with overhead and handheld showers; hand basin with tiled splash back; W.C.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

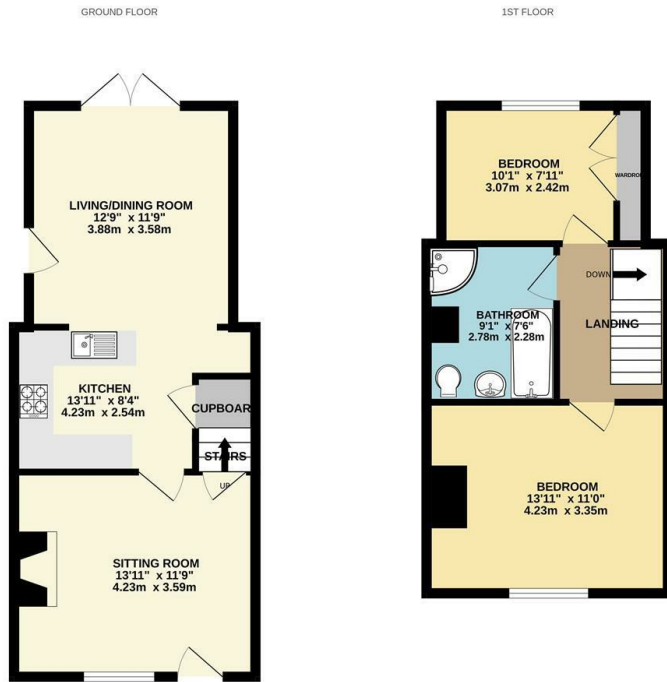
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20629/RDB.

FIXTURES & FITTINGS

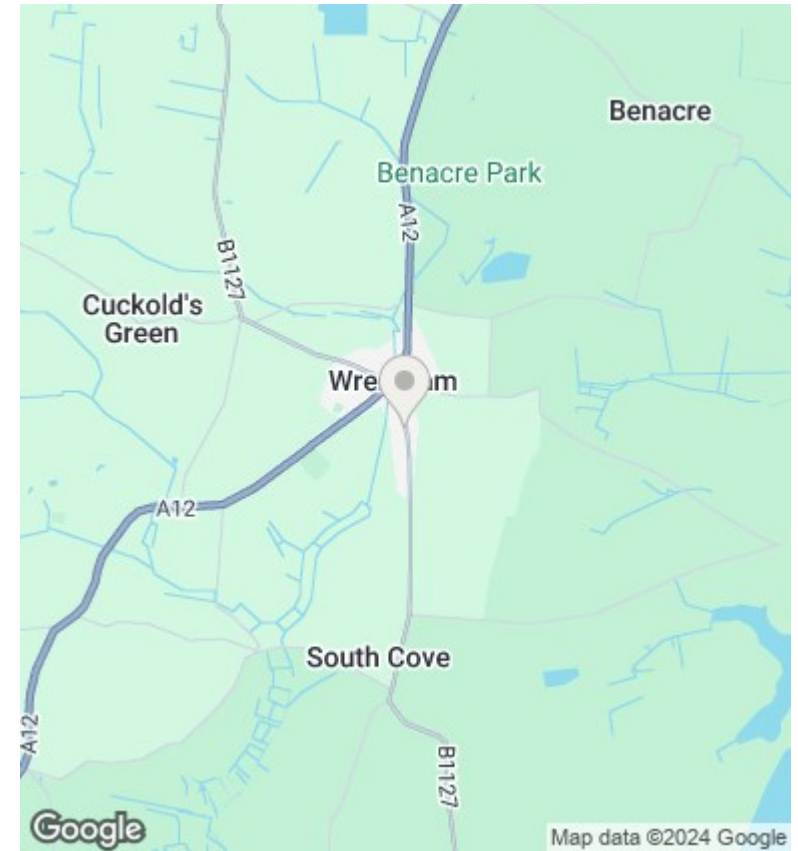
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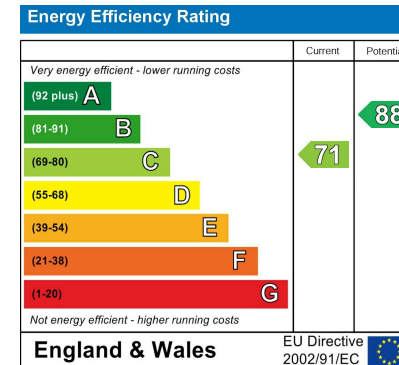


Conveyancing, Surveys & Financial Services

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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com