



Wangford, Beccles

Guide Price £385,000

- THREE BEDROOMS
- OFF ROAD PARKING VIA DRIVEWAY
- POPULAR NR34 LOCATION
- EXTENDED THROUGHOUT
- OUTBUILDING WITH MULTI USES
- OPEN PLAN KITCHEN/DINER WITH WOOD BURNER
- ANNEXE EARNING APPROXIMATELY £12,000 PER ANNUM
- MODERN BATHROOM AND SHOWER ROOM
- EPC - C

Hill Road, Wangford

Nestled on the edge of the sought-after village of Wangford, this spacious family home is just a short walk from a local pub and convenience store. Wangford is a picturesque village, just three miles from Southwold, offering a popular pub, a community shop, and a fantastic local farm shop selling fresh, locally sourced produce. The village is well-served by regular bus services to Southwold, and by car, it's easily accessible from Lowestoft and the Georgian market towns of Halesworth and Beccles. The latter offers access to the stunning Norfolk Broads. Located on the renowned Heritage Coast, this area is perfect for those who love to explore, with nearby Dunwich, Walberswick, and a wealth of coastal walks. The property is conveniently situated just off the A12, offering excellent road links, and there are train stations at Saxmundham, Halesworth, and Lowestoft for easy travel connections.



Council Tax Band: B



DESCRIPTION

Nestled on the edge of the sought-after village of Wangford, this spacious family home is just a short walk from a local pub and convenience store.

Thoughtfully extended and modernized by the current owners, the home offers a flexible and generous layout. A welcoming porch leads to the hallway, where a large reception room features a log burner. A lobby with under-stair storage connects to a shower room. At the rear, a sizeable kitchen flows into a bright dining/family room with views of the garden, while a separate utility room provides added convenience.

The ground floor offers a generously sized bedroom, with two further double bedrooms upstairs. These are served by a sleek family bathroom, complete with a freestanding bath.

Outside, the garden includes a terrace, ornamental fishpond, and a large lawn. At the far end, a substantial timber store, divided into three rooms, includes one currently used as a gym.

The property also boasts a self-contained annex with a lounge, kitchen, bedroom, and shower room, accessible via a side gate. Perfect for independent living or as a well-booked Airbnb generating additional income.

A large driveway at the front offers ample space for several vehicles

ENTRANCE PORCH

UPVC door, window to front, spot lights, wooden shelving and wooden flooring.

BEDROOM THREE

Window to side, spot lights, radiator and carpeted flooring.

LOUNGE

Window to front, ceiling light, wooden panel feature wall, built in cupboard, radiator, log burner and wooden flooring.

KITCHEN / DINER

Patio doors to rear garden, wall and base units with work surfaces, range cooker, sink, fridge freezer, dish washer, spot lights, radiator, log burner and laminate flooring.

SHOWER ROOM

Window to side, spot lights, tiled walls, shower cubicle, WC, hand wash basin, towel rail and tiled flooring.

UTILITY ROOM

Window to side, UPVC door to rear, wall and base units with work surfaces, sink, spot lights and laminate flooring.

LANDING

Window to side, wall lights and carpeted flooring.

BEDROOM ONE

Window to front, walk in wardrobe, radiator, spot lights and carpeted flooring.

BEDROOM

Window to rear, spot lights, built in wardrobe, radiator and carpeted flooring.

BATHROOM

Window to rear, spot lights, stand alone bath unit, toilet, sink, heated towel rail and tiled flooring.

OUTSIDE

Driveway to front. enclosed rear garden with patio area and laid to lawn remaining, office/shed and pond.

ANNEXE

A fully self contained annex with sitting room, kitchen, bathroom and bedroom. Previously used for Air bnb.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains water, mains drainage, electricity and gas central heating.

VIEWING ARRANGEMENT

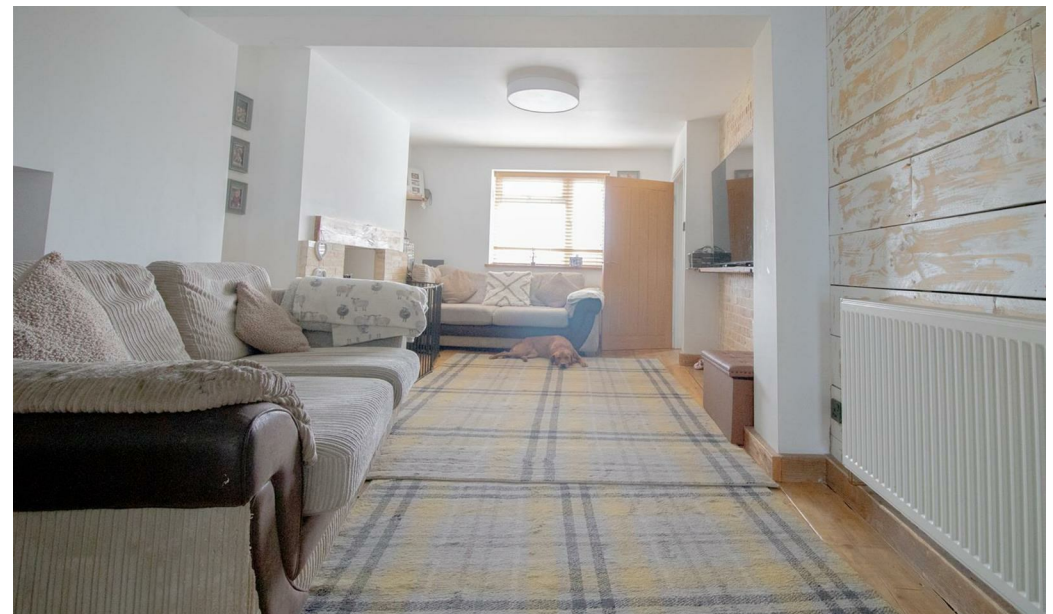
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

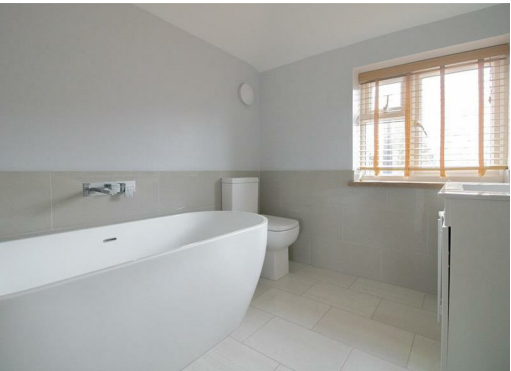
Email: southwold@flickandson.co.uk

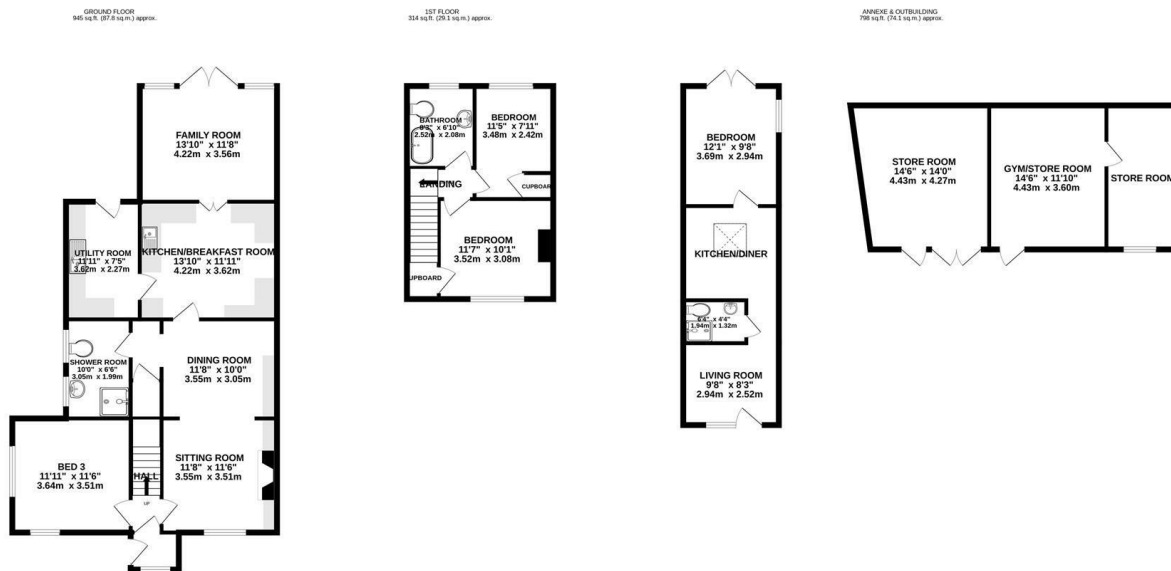
Tel: 01502 722253 Ref: 20723/RDB.

FIXTURES & FITTINGS

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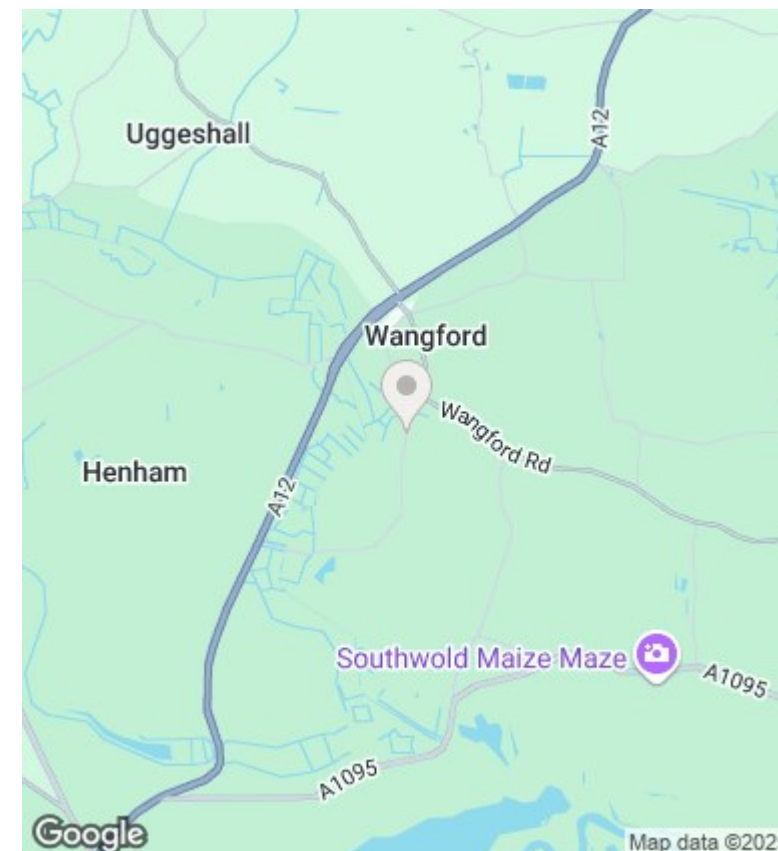






TOTAL FLOOR AREA : 2056 sq.ft. (191.0 sq.m.) approx.

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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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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

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