



Wangford,

Guide Price £325,000

- £325,000-£350,000
- Downstairs Living with Bedroom, Office and Shower Room
- Driveway with Ample Parking
- Cosy Lounge With Wood Burner
- Kitchen With Pantry
- Rear Garden with Cabin Summerhouse

- Generous Plot Size
- Four Bedrooms

Hill Road, Wangford

Wangford is a charming, peaceful village nestled in the heart of Suffolk, offering a perfect blend of rural tranquillity and convenience. Surrounded by picturesque countryside, the village is just a short drive from the beautiful Suffolk Heritage Coast, with its stunning beaches, nature reserves, and scenic walks. Local amenities, including shops, a pub, and schools, are easily accessible, making it an ideal location for those seeking a quieter lifestyle with everything they need close at hand. The nearby town of Southwold, with its renowned seafront, independent shops, and vibrant cultural scene, is just a short drive away, while larger towns like Beccles provide further shopping and transport links.



Council Tax Band: B



DESCRIPTION

Welcome to Haven, a spacious and versatile family home nestled in the tranquil village of Wangford. This beautifully presented property features four well-proportioned bedrooms, including a ground-floor master with a private ensuite, a welcoming lounge with a cosy wood burner, and a bright kitchen/breakfast room ideal for family life and entertaining. A charming garden room opens onto a private, well-maintained rear garden, perfect for relaxing or hosting guests. Additional highlights include a modern family bathroom, a convenient ground-floor shower room, ample outdoor storage, a workshop, and a delightful summerhouse. With a generous driveway, close proximity to local amenities, and easy access to the stunning Suffolk coast, Haven offers the perfect blend of comfort, functionality, and countryside living

BEDROOMS

This spacious home offers four well-appointed bedrooms, including a versatile ground floor bedroom complete with a stylish ensuite shower room—ideal for guests, extended family, or a private home office. Upstairs, three additional bedrooms are accessed via a central landing: a generous principal bedroom with ample space for storage and relaxation, a bright and airy second double bedroom, and a third bedroom perfect for a child, nursery, or study—all conveniently served by the family bathroom.

LIVING SPACE

Step into a welcoming hallway that flows effortlessly through the home, leading to a spacious study, to the right, the inviting lounge features original stripped floorboards, a traditional wood burner, and built-in storage, with natural light streaming through the front window. Beyond lies a generous kitchen/breakfast room with ample storage, a pantry, and space for appliances, opening into a

bright garden room with French doors to the patio—ideal for year-round enjoyment. A modern ensuite shower room, also accessible via the rear lobby, includes a large walk-in shower and space for laundry appliances.

OUTSIDE

Outside, Haven impresses with a spacious driveway providing ample parking, framed by charming flowering borders and a sunny front seating area—perfect for morning coffee. The fully enclosed rear garden is a safe, secure haven for children and pets, complete with multiple storage sheds to keep things tidy. A delightful summer house adds versatility, ideal as a home office, creative studio, or peaceful escape. Set in the tranquil village of Wangford, the home enjoys close proximity to local amenities and is just a short drive from the breathtaking Suffolk Heritage Coast.

SERVICES

Mains water, gas and electricity

OUTGOINGS

Council Tax Band B

VIEWINGS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: beccles@flickandson.co.uk

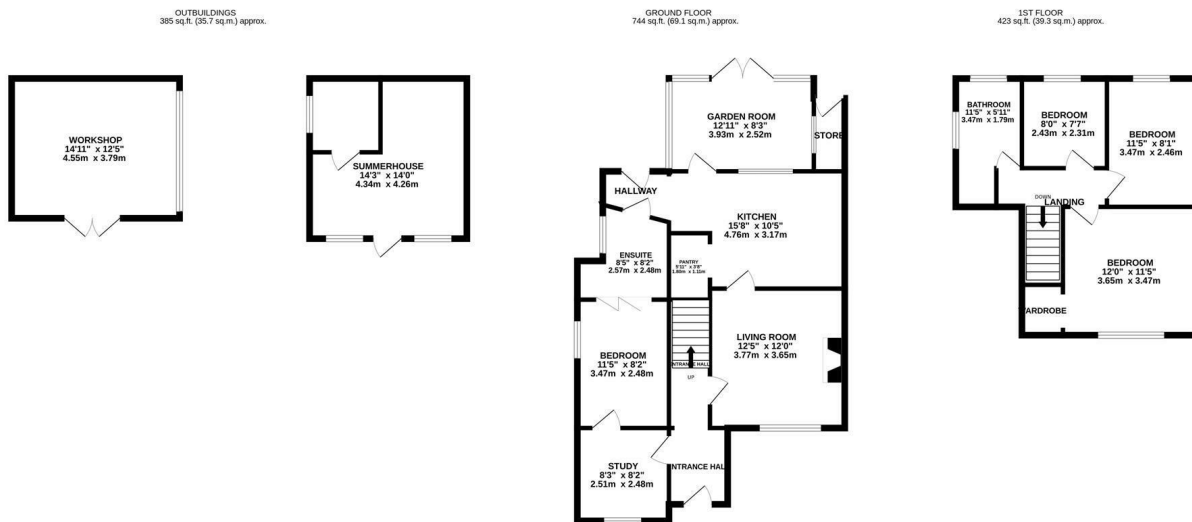
FIXTURES AND FITTINGS

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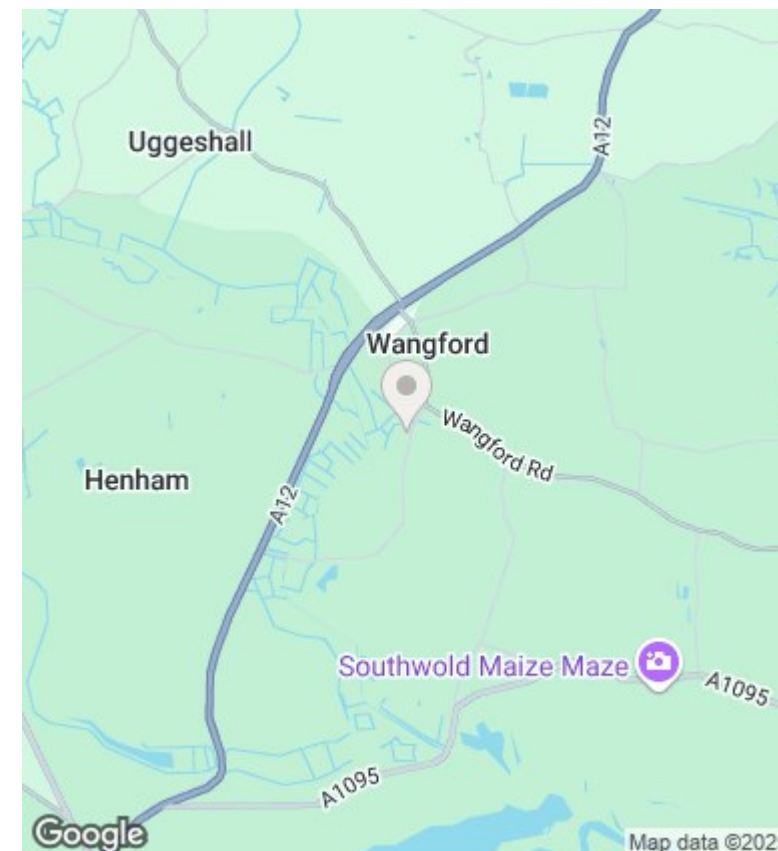




TOTAL FLOOR AREA: 1552 sq.ft. (144.2 sq.m.) approx.

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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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