



BELLS COTTAGE

98 SOUTHWOLD ROAD, WRENTHAM, NR34 7JF



Bells Cottage is a very well presented semi-detached cottage, occupying generous sized plot and great location within the village of Wrentham.

The property has been lovingly maintained by the current owners to provide a contemporary yet country-style cottage, with great amounts of accommodation.

You enter the property into the entrance lobby providing access into the large Sitting room. This room is a great size for entertaining and is completed with feature fireplace/ log burner, creating a very cosy atmosphere ideal for winter months. Leading on from this is the kitchen/ dining room with double doors into the garden, perfect for alfresco dining. Situated beyond the kitchen is a light and airy garden room, again providing access directly to the garden. Another great entertainment space to enjoy with family and friends. The ground floor accommodation is finished with useful study/bedroom four with W/C and plenty of built in storage.

Stairs to first floor landing lead to two good size bedrooms and large family bath & shower room. The principal bedroom has plenty of built in storage space and bedroom two looks over the scenic rear garden. Stairs to the 2nd floor lead to a further third loft conversion

bedroom.

The entirety of the home is filled with character and original features and has been very carefully thought out to ensure a flowing layout, ideal for flexible living. The property additionally benefits from plenty of parking to the front and a lovely sized landscaped garden wrapping around from the rear to the side of the home.

Wrentham is located with good road links along the A12 and less than 5 miles from the coastal hotspot of Southwold. The village offers a number of shops, a doctor's surgery and public houses.

TENURE- FREEHOLD SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office.

LOCAL AUTHORITY

East Suffolk Council. Council Tax - Band B



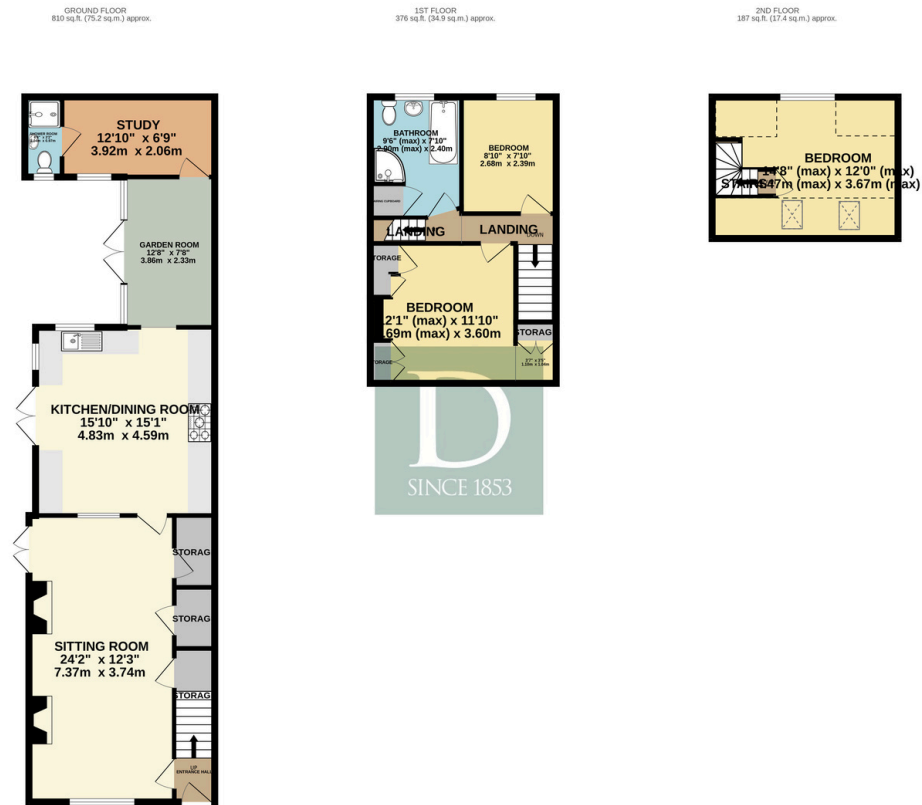


POPULAR
VILLAGE
LOCATION





FLOOR PLAN



TOTAL FLOOR AREA: 1372 sq.ft. (127.5 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.
 Made with Metropix ©2024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 98 High Street, Southwold, Suffolk, IP18 6DP

Tel : **01502 723292**
 Email : **southwold@durrants.com**