



OLD READING ROOMS COTTAGE

7A HIGH STREET, WRENTHAM, NR34 7HD



7a High Street is a very well presented grade II listed cottage, situated in the coastal village of Wrentham.

The property has been lovingly maintained and renovated by the current owners to offer a modern but cosy home, in a tucked away location.

You enter the property into a convenient porch/boot room, which leads into the good size sitting room. The sitting room offers a very warm and inviting feel and is finished with a feature fireplace, a perfect space to wind down especially in winter months. Leading on from this is a spacious kitchen/dining room, intertwining a modern and country style feel- a great entertainment space. Situated to the rear of the home is a newly renovated walk-in shower room.

Stairs lead to the first floor which provides access to two double bedrooms. The principal bedroom is of generous size and features original beams and large windows, giving a fabulous characterful feel and offers a lovely light and airy room. Leading off the main bedroom is a second double bedroom. The second bedroom is ideal to also use as a large walk-in wardrobe or dressing room.

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, public houses and very popular Cove Hithe beach.

TENURE- FREEHOLD

EPC- E

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.





RECENTLY
RENOVATED

FLOOR PLAN

GROUND FLOOR
280 sq.ft. (26.1 sq.m.) approx.

1ST FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 542 sq.ft. (50.3 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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