

£290,000  
Offers In Excess Of



## Chatten Close

Wrentham, NR34 7NX

- Popular Wrentham location
- 3 Separate bedrooms
- Newly fitted Wren kitchen
- Newly fitted gas boiler
- Garage with off road parking
- Close to local amenities
- Separate entrance hall
- Master with ensuite
- Cul de sac
- Ground floor WC







### Location

This 3 bedroom semi-detached property is situated within a cul de sac in the popular Wrentham location, located close to local amenities, a 10 minute drive into Southwold and 15 minute drive into Lowestoft.

### Entrance Hall

UPVC double glazed door to front aspect, carpet flooring throughout, radiator, stairs to the first floor landing and doors opening to a WC, sitting room, under-stairs storage cupboard and kitchen/diner.

### WC

5'2" x 2'11"

UPVC double glazed window to the side aspect, carpet flooring throughout, radiator, pedestal hand wash basin and toilet.

### Sitting Room

15'5" x 10'9"

UPVC double glazed sash window to the front aspect, carpet flooring throughout, radiator, gas fire and double doors opening to the kitchen/diner.

### Kitchen/Diner

17'8" x 8'10"

UPVC double glazed windows and door to the rear aspect opening into the garden. A newly fitted Wren kitchen comprising of part tile walls, units above and below, laminate work surfaces, stainless steel sink with drainer, integrated oven and grill, 4 ring gas hob, stainless steel extractor fan, space for washing machine, dishwasher and fridge/freezer. LVT flooring throughout, radiator, dining area and cupboard housing a newly fitted gas boiler.

### First Floor Landing

UPVC double glazed window to the side aspect, carpet flooring throughout, doors opening to the bathroom and bedrooms 1-3.

### Bathroom

6'10" x 5'6"

UPVC double glazed sash window to the front aspect, carpet flooring throughout, part tile walls, toilet, pedestal hand wash basin, bath with handheld shower attachment and a radiator.

### Bedroom 1

11'9" max x 10'9" max

UPVC double glazed window to the rear aspect, carpet flooring throughout, a radiator and door opening to an en-suite shower room.







### Ensuite

7'10" x 3'11"

Carpet flooring throughout, pedestal wash basin, toilet, radiator and a mains fed shower within a tiled cubicle.

### Bedroom 2

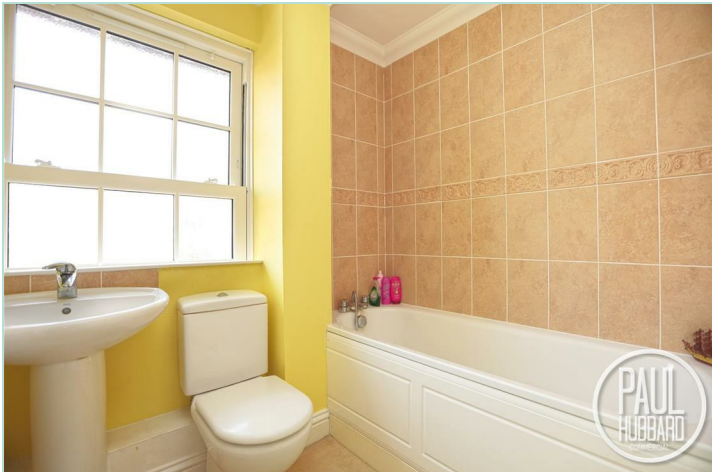
10'5" x 9'6"

UPVC double glazed sash window to the front aspect, carpet flooring throughout and radiator.

### Bedroom 3

8'10" x 7'2"

UPVC double glazed window to the rear aspect, carpet flooring throughout, loft hatch and a radiator.



### Outside

#### Garage

Located directly behind the property sits a block of garage's, one allocated to this property with an with up and over door and off road parking space.

To the front of the property a level cast iron gate opens to a patio pathway to the main entrance door, shingle front garden and brick weave pathway to a timber gate opening to the rear garden.



To the rear of the property a patio area leads up to a fully enclosed laid lawn garden with a selection of plants, shrubs and timber gate opening to a pathway leading to the garage (neighbouring properties have right away access across the path)

### Financial Services

If you would like to know if you can afford this property and how much the monthly repayments would be, Paul Hubbard Estate Agents can offer you recommendations on financial/mortgage advisors, who will search for the best current deals for first time buyers, buy to let investors, upsizers and relocators. Call or email in today to arrange your free, no obligation quote.









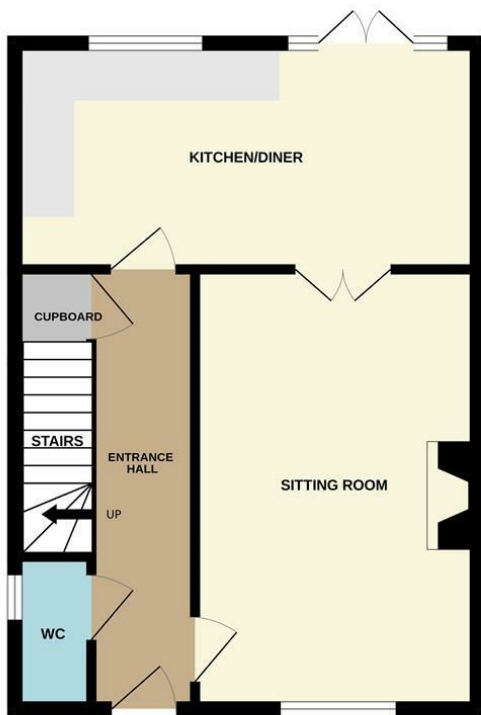




Tenure: Freehold  
 Council Tax Band: C  
 EPC Rating: C74  
 Local Authority: East Suffolk Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR



1ST FLOOR



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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**Paul Hubbard Estate Agents**  
 178-180 London Road South  
 Lowestoft  
 Suffolk  
 NR33 0BB

**Contact Us**  
[www.paulhubbardonline.com](http://www.paulhubbardonline.com)  
 01502 531218  
[info@paulhubbardonline.com](mailto:info@paulhubbardonline.com)

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