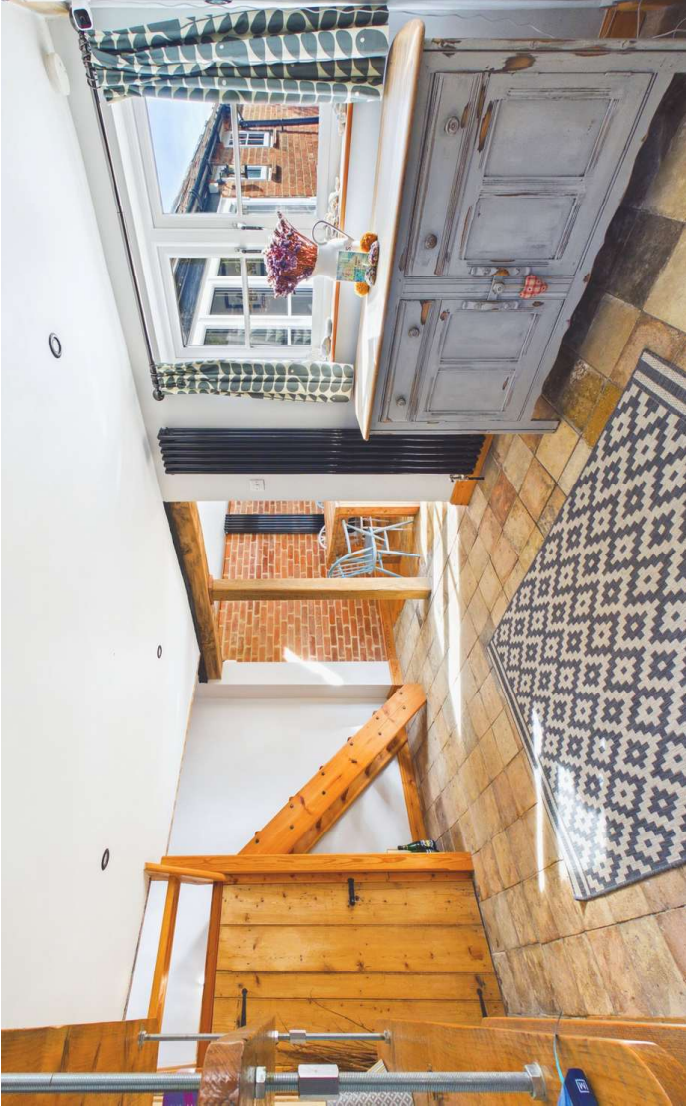




1 SOUTHWOLD ROAD

WRENTHAM, BECCLES, NR34 7JE



A charming and characterful end-terrace cottage offering spacious and versatile accommodation arranged over two floors, extending to approximately 1,584 sq ft.

Situated in the popular village of Wrentham, this appealing cottage combines traditional character with comfortable modern living. The property has an attractive painted brick façade, traditional timber detailing and a wealth of features throughout, including exposed beams, timber doors and original-style flooring.

The ground floor provides a particularly versatile layout, with two reception rooms, a generous dining room, kitchen, WC facilities and useful hallway and storage space. The principal living room is well proportioned, while the second reception room provides flexibility as a family room, study or additional sitting room. The dining room offers an excellent space for entertaining and connects conveniently with the kitchen. The kitchen has been thoughtfully fitted with a range of grey shaker-style units, contrasting work surfaces and a Belfast-style sink, with attractive timber-clad walls and a traditional tiled floor adding to the cottage character. There is also a useful ground-floor WC. The ground floor is completed with two bedrooms to

the rear of the home.

To the first floor are three further bedrooms, providing excellent accommodation for a family, visiting guests or those requiring dedicated home-working space. The principal bedroom is generously proportioned, while the remaining bedrooms offer a variety of uses. A family bathroom serves the first floor. The

accommodation is complemented by a number of attractive period-style features, whilst the contemporary bathrooms and kitchen provide the practical facilities expected for modern-day living. The property additionally benefits from a good size enclosed rear courtyard with storage shed and rear access.

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.

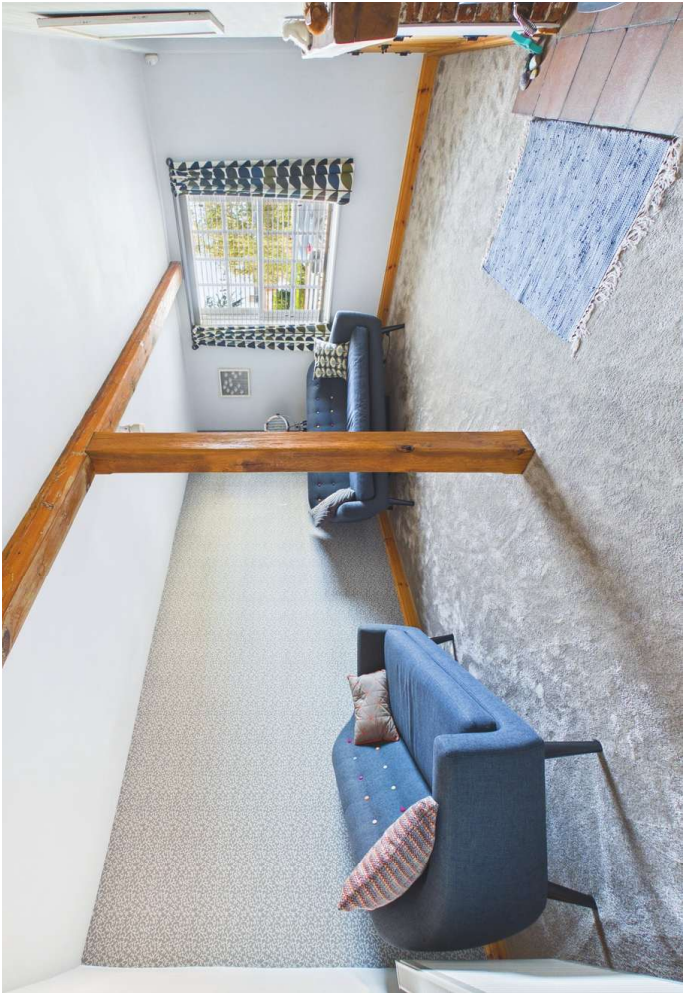
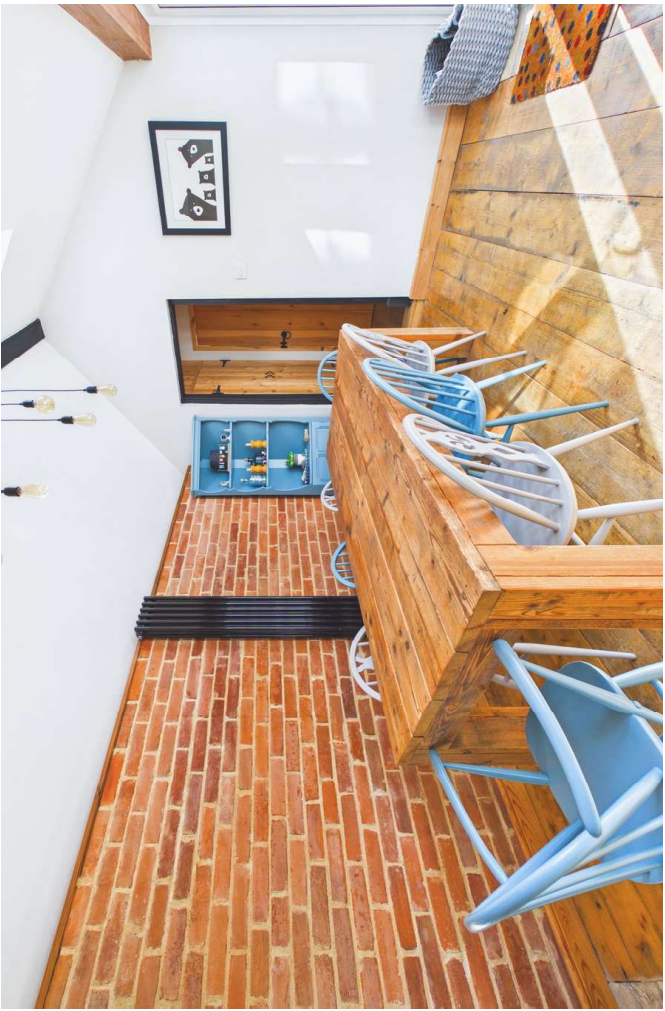
LOCAL AUTHORITY

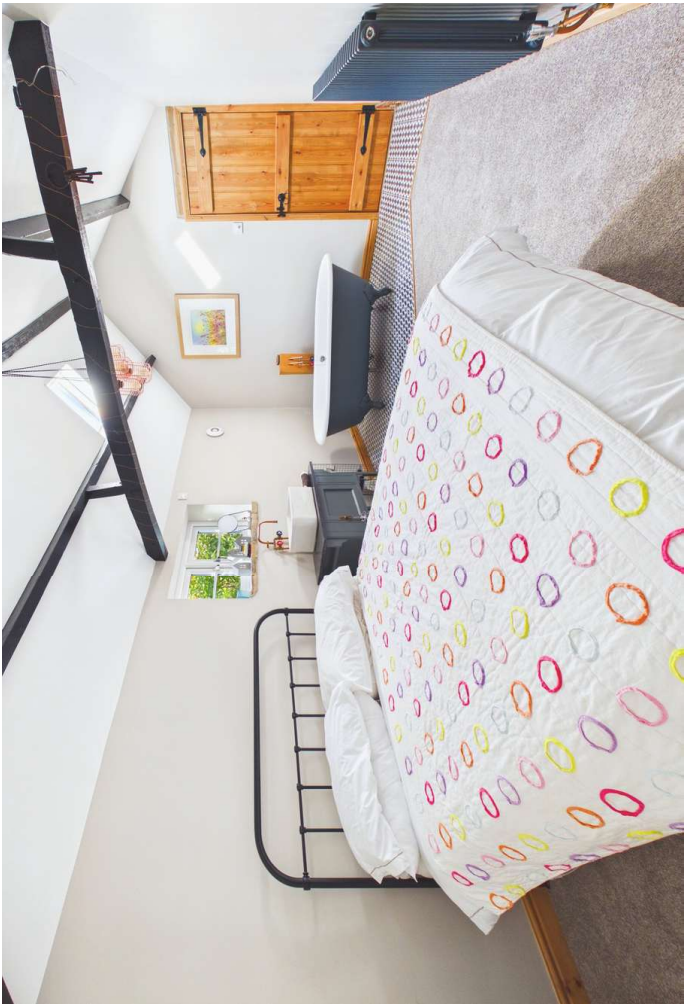
East Suffolk Council. Band D



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NO ONWARD
CHAIN







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IMPORTANT NOTICE

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.

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