



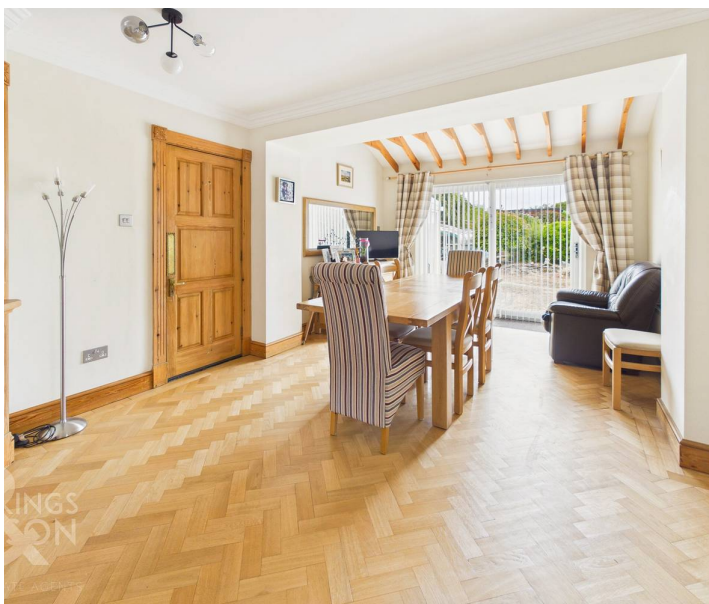
Southwold Road, Wrentham - NR34 7JE



Southwold Road

Wrentham, Beccles

This IMPRESSIVE FOUR BEDROOM DETACHED FAMILY HOME has been REFURBISHED to a high standard, offering 2222 SQ. FT (stms) of VERSATILE LIVING ACCOMMODATION with ADJOINING ONE BEDROOM SELF CONTAINED ANNEXE. The property welcomes you with a BRIGHT ENTRANCE HALL leading into the SPACIOUS 18' SITTING ROOM (featuring a wide UPVC BAY WINDOW for an abundance of natural light) and a SEPARATE 18' DINING ROOM with FRENCH DOORS opening directly to the rear garden. The MODERN KITCHEN is equipped with INTEGRATED APPLIANCES and offers generous worktop space spanning 18', ideal for family gatherings and entertaining. Upstairs, the FIRST FLOOR FAMILY BATHROOM includes a SHOWER OVER BATH, while FOUR DOUBLE BEDROOMS provide ample space for all the family. The MASTER SUITE boasts a PRIVATE DRESSING ROOM and EN-SUITE, while an additional en-suite serves another bedroom for added convenience. A SELF-CONTAINED ANNEXE (with its own double bedroom, open plan kitchen/sitting room, conservatory, and shower room) offers flexibility for multi-generational living or guest accommodation. The property benefits from an ENCLOSED DRIVEWAY with plentiful parking, SOLAR PANELS to both front and rear elevations, and enjoys EXCELLENT ACCESS TO THE SOUGHT-AFTER SUFFOLK COAST, making this an ideal base for coastal living.



Stepping outside you will find the EXPANSIVE REAR GARDEN accessed directly from the dining room and conservatory, the garden opens to a HERRINGBONE BRICK-PAVED PATIO and DECKED SEATING AREA, perfect for morning coffee or alfresco dining. Mature shrubs line the boundaries, while a tucked-away greenhouse and a brick-paved pathway lead up steps to further landscaped areas. The LAWNED GARDEN is bordered by flower beds and greenery, creating a tree-lined outlook as it matures, and a SECOND PATIO offers additional space for seating or summer barbeques. To the rear, a 23' BRICK-BUILT STUDIO enjoys PANORAMIC COUNTRYSIDE VIEWS out towards the coast, ideal for use as a HOME OFFICE, CREATIVE STUDIO, GYM, WORKSHOP.

- Recently Refurbished Detached Family Home Offering 2222 Sp. Ft (stms) Of Living Accommodation
- Self-Contained Annexe Including Double Bedroom, Conservatory, Shower Room & Open Plan Kitchen/ Sitting Room
- 18' Sitting Room With Wide UPVC Bay Window & Separate 18' Dining Room With French Doors Out To Rear
- Kitchen With Intergraded Appliances Spanning 18'
- First Floor Family Bathroom With Shower Over, Two En-Suites & Four Double Bedrooms With Master Featuring Separate Dressing Room
- Expansive Rear Garden In Three Section With Countryside Views Out Towards The Coast
- Enclosed Driveway Providing Plentiful Parking & Benefitting Solar Panels To Front & Rear
- Excellent Access To The Sought After Suffolk Coast



Wrentham is located approximately 4 miles north of Southwold and 6 miles south-east of Beccles. The village offers shops, a post office, two pubs and a village hall. There is also access to South Cove beach which is ideal for dog walking and enjoying the Suffolk coast. Wrentham is steeped in history stretching back to Saxon times and is mentioned in the Domesday book. It is a mixture of old and new with some small new housing estates strategically placed so as not to detract from the overall impression of a very attractive village. The newly refurbished 'Horse and Groom' public house is a perfect setting for a meal with the family all year round.

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: B

SETTING THE SCENE

Located in the heart of the village and accessed via Southwold Road you will find herringbone style paving to the front driveway where plenty of parking can be found. There are raised planting beds to the front as well as main access door to the front leading into the hallway. There is secure gated access to the side of the house leading to the rear garden.

THE GRAND TOUR

Entering via the main entrance door to the front there is a welcoming hallway with stairs ahead. There is a door to the right into the main sitting room with an attractive bay window and fireplace. A door from the hallway leads through to the dining room, a lovely space opening onto the garden beyond as well as providing access to the kitchen and the annexe accommodation in separate directions. The spacious kitchen provides a range of fitted units both wall and base level with integrated and freestanding appliances as well as a utility area and a side door to the side garden area. The annexe area is self contained but can also be accessed via the internal door from the dining room. There is an open plan reception space and kitchenette leading to an extended conservatory onto the garden. A door leads through to an entrance hallway to the side with the self contained access from the front driveway. The hallway gives way to the the bathroom with wet room style shower, w/c and hand wash basin as well as door into the annexe bedroom, a pleasant double room with large bay window to the front currently used as a studio space for work.

Heading up to the first floor landing you will find four ample bedrooms and the family bathroom. The bathroom offers a three piece suite with bath, w/c and hand wash basin. The master bedroom is an excellent space with walk through dressing room with built in wardrobes as well as a vaulted ceiling in the main bedroom area. There is also an en-suite with three piece suite. The second biggest bedroom also benefits from an en-suite shower room ideal for visiting guests whilst the two further bedrooms are both doubles with built in bedroom furniture.

FIND US

Postcode : NR34 7JE

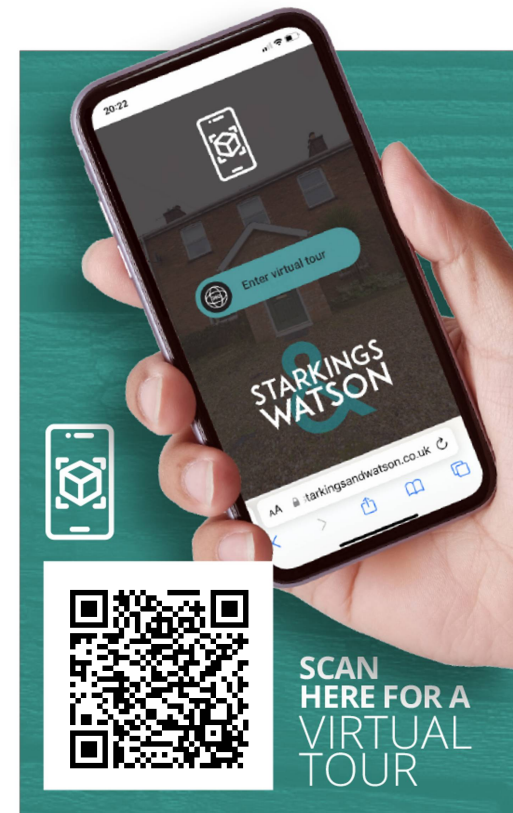
What3Words : ///visitors.twirls.tripling

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

AGENTS NOTES

Buyers are advised there are Solar Panels owned by the house







THE GREAT OUTDOORS

With access from both the Dining Room and Conservatory, the expansive rear garden is presented in a three section aspect, fully enclosed by a mixture of brick and timber panel fencing. To the front, the herringbone brick-paved patio and decked seating area is the perfect space for a morning coffee while the remaining plot extends out. Mature shrubs sit to either side, while a tucked away greenhouse sits to the left with a brick paved pathway leading you up the steps, further benefitting from vibrant growth either side. The laid to lawn continues with the brick paved pathway surrounding and enclosing flower beds and greenery creating a tree-lined landscape once matured, while a second brick style patio sits to the left for further seating or barbeque. To the rear, a 23' brick-built studio enjoys an enviable position overlooking sweeping countryside views. The studio could lend itself to a variety of uses, whether as a home office, creative studio, gym room, workshop or reception room. Making this garden a private sanctuary for wildlife lovers, pet owners or those with green fingers!





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

2219 ft²

206.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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