



4 THE HILL
WANGFORD, BECCLES, NR34 8AT



This deceptively spacious three-storey period home offers well-proportioned accommodation, combining character with flexible living spaces ideal for modern family life.

The property is entered via an entrance hall, where stairs rise to the first floor and a door leads to the reception room. Located at the front of the house is a comfortable sitting room with an attractive fireplace creating a cosy focal point with a useful under-stairs cupboard which provides practical storage. To the rear, the generous kitchen/dining room provides an excellent social space with ample room for both cooking and entertaining. Beyond the kitchen is an inner hall leading to a ground floor wetroom, adding convenience for busy households or visiting guests.

a particularly generous third bedroom with useful eaves storage and ample space for bedroom furniture, making it an ideal principal suite, guest room or teenager's retreat.

To the rear is a shared courtyard with a car port.

Overall, the property provides flexible accommodation arranged over three floors, making it well suited to growing families, those working from home, or buyers seeking adaptable living space in a characterful home.

TENURE - FREEHOLD SERVICES

Mains electricity and water are connected. Drainage to a septic tank. (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- B

On the first floor, the landing gives access to two bedrooms, including a spacious principal bedroom overlooking the front aspect and a further bedroom to the rear. A family bathroom serves this floor, whilst an additional room, currently arranged as a study, offers excellent versatility and could equally be utilised as a dressing room, subject to individual requirements.

The second floor is dedicated to an impressive loft conversion, creating





NO ONWARD
CHAIN

FLOOR PLAN



TOTAL FLOOR AREA: 1232 sq.ft. (114.5 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.
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