



THE ARK

55, HIGH STREET WANGFORD, BECCLES, SUFFOLK, NR34 8RL



Located in the heart of the highly regarded village of Wangford, The Ark is a charming and well-arranged two-bedroom home offering surprisingly spacious accommodation across two floors.

Entering the property through the front door, you are welcomed into an entrance hall with stairs rising to the first floor. To your left is the principal bedroom, a generous double room enjoying plenty of natural light and offering ample space for freestanding furniture. Adjacent is the family bathroom, fitted with a bath, wash hand basin and WC. Ascending the stairs to the first floor, the accommodation opens onto a central landing which provides access to the remaining rooms. The spacious sitting and dining room is a particular feature of the property, creating an excellent social space with ample room for both comfortable seating and a dining table, ideal for everyday living and entertaining alike. Leading from the landing, the kitchen/breakfast room offers a practical and well-proportioned space with room for informal dining, complemented by useful storage cupboards and an airing cupboard nearby. Completing the accommodation is a second bedroom, which could equally serve as a guest room, home office or hobby room depending on individual requirements. The Ark

presents an excellent opportunity to acquire a characterful village home in a sought-after location, combining comfortable accommodation with easy access to the Suffolk coast, countryside and nearby market towns.

TENURE

Freehold

SERVICES

Mains services are connected. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

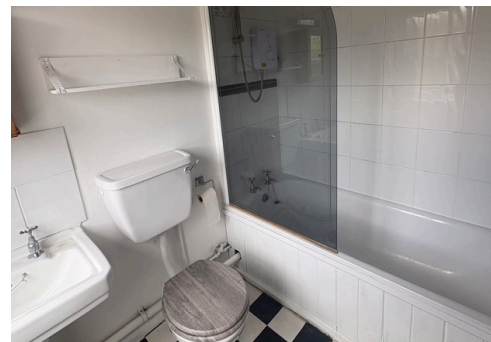
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LOCAL AUTHORITY

East Suffolk Council. Band A

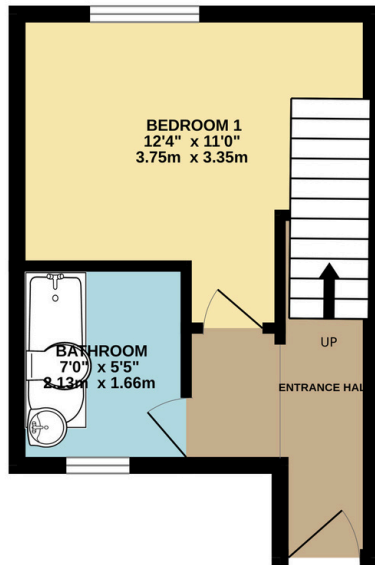




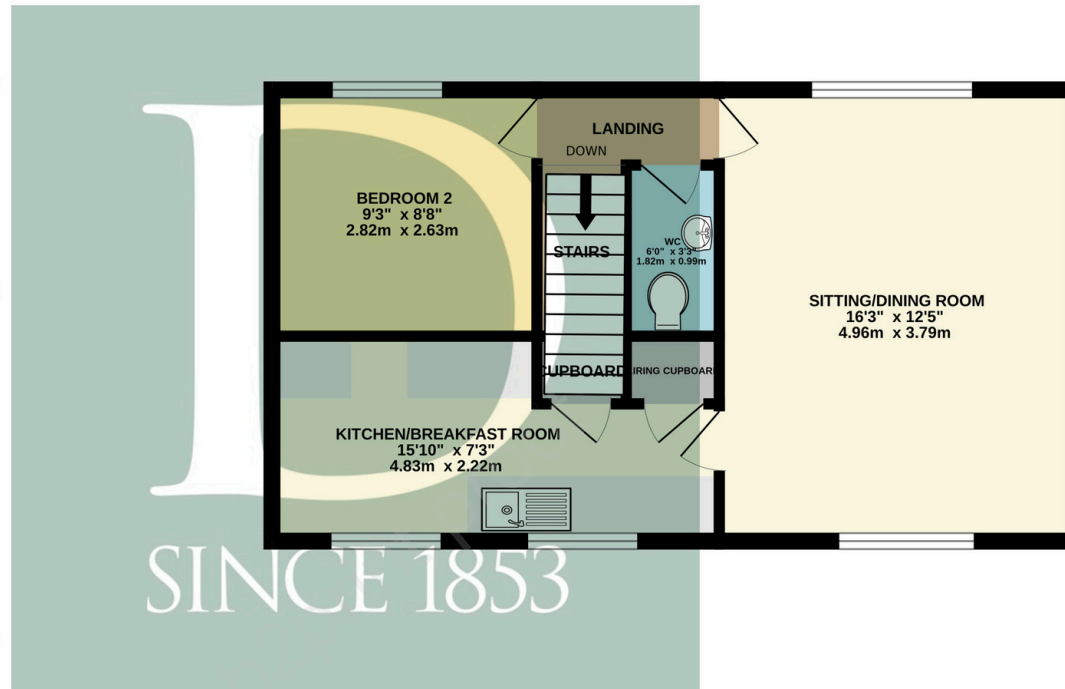
NO ONWARD
CHAIN

FLOOR PLAN

GROUND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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