



APRIL COTTAGE, 6 CHAPEL ROAD

WRENTHAM, BECCLES, SUFFOLK, NR34 7LT



A charming and well-presented thatched semi-detached cottage, situated in the popular village of Wrentham and full of character features.

The accommodation includes a cosy lounge with a brick fireplace, exposed beams and wood burner, along with storage, stairs to the first floor, and a versatile study/dining area. A door leads to the ground floor shower room, while the kitchen/breakfast room enjoys dual aspect windows and access to the rear garden.

Upstairs offers a spacious main bedroom with feature fireplace and ensuite bathroom, with a second bedroom accessed through the principal room.

Outside, the property benefits from gated off-road parking, a timber garage, and a lawned front garden with planted borders. The attractive rear garden features patio areas, a brick outbuilding, and well-stocked borders, creating a delightful cottage-style setting.

#### SERVICES

All 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 Beccles Office.

#### LOCAL AUTHORITY

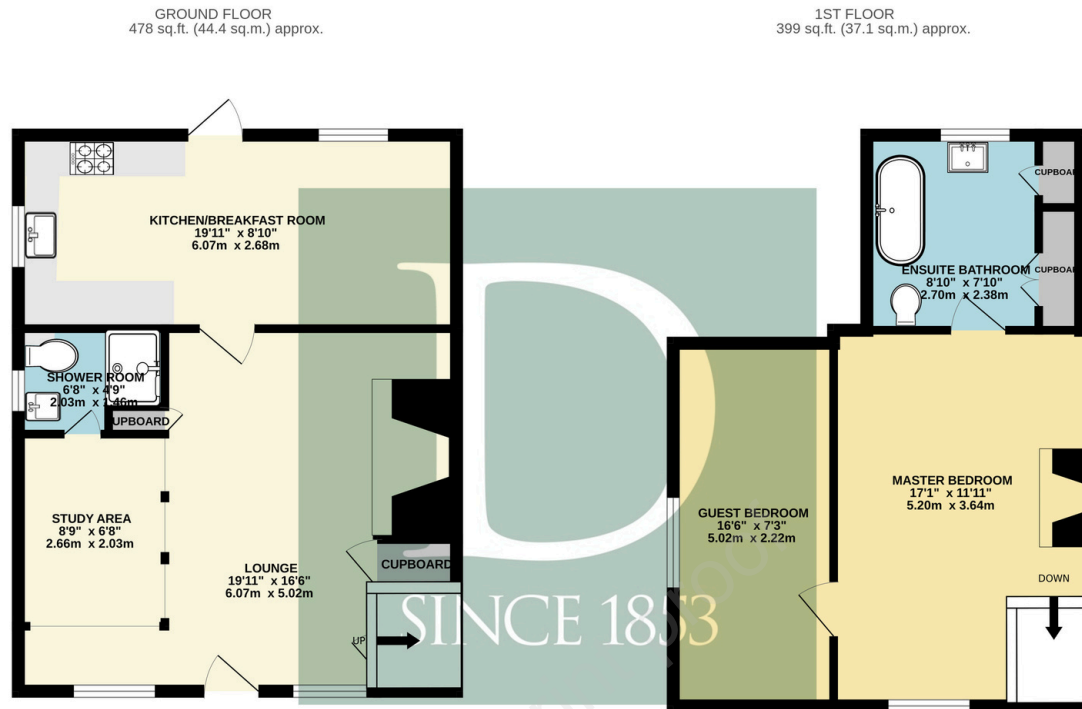
East Suffolk Council. Council Tax Band - C





WELL  
PRESENTED  
CHARACTER  
COTTAGE!

## FLOOR PLAN



TOTAL FLOOR AREA: 877 sq.ft. (81.5 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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### CONTACT US

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