27 Southwold Road

Wrentham

Beccles

NR34 7JE









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27 Southwold Road

Guide Price £250,000

Village living, moments from the coast...
Positioned within the well-served village of Wrentham, 27 Southwold Road enjoys a particularly convenient and appealing setting, just a short stroll from the village centre with its selection of local shops, cafés and everyday amenities. The property is also ideally placed for access to the Suffolk coastline, with the ever-popular seaside town of Southwold reachable in under ten minutes by car, offering its sandy beach, iconic pier and vibrant High Street. The nearby towns of Beccles and Halesworth further extend the range of shopping, schooling and transport links available.

The property itself is set back from the road with a pleasant outlook to the front and benefits from plentiful on-street parking. Internally, the accommodation is well-proportioned and thoughtfully arranged, beginning with a welcoming entrance hall that sets the tone for the sense of space found throughout. The principal reception room is a comfortable and quiet living space, enjoying a large window to the front aspect, while double doors lead through to a versatile dining room, creating a sociable flow ideal for both everyday living and entertaining.

To the rear, the kitchen has been recently updated and is well-equipped with a good range of worktops and storage, positioned conveniently alongside the dining area. French doors, added in recent years, open directly onto the patio, seamlessly connecting the indoor and outdoor spaces and allowing natural light to pour in. A useful storage cupboard houses the gas boiler, which, along with the wider heating system, was replaced approximately five years ago.

Upstairs, the property offers three genuine double bedrooms, a particularly attractive feature, along with a modernised family bathroom. Both the front and rear bedrooms enjoy pleasant outlooks, with the rear elevation benefitting from views across the garden and beyond to open fields, enhancing the feeling of privacy and tranquillity. The property has also benefited from a rewire in recent years (2022/23), providing additional peace of mind.

Externally, the rear garden provides a peaceful retreat, backing onto allotments and farmland. A patio area immediately to the rear of the house offers an ideal space for outdoor seating, while a range of outbuildings add excellent versatility, including a utility space with power and water, additional storage, and even an external WC. These structures present further potential for a home office or hobby space, subject to requirements.

Offered chain free, the property is sold with vacant possession, making it equally appealing to owner-occupiers and investors alike. With its combination of location, space and recent improvements, this represents a compelling opportunity in a sought-after part of Suffolk.

Agents notes...
A pre-recorded walkaround tour is available for this property.













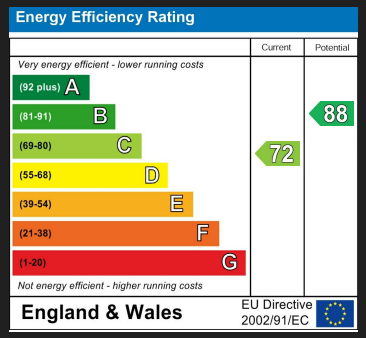
Local Authority

East Suffolk

Council Tax Band

A

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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