



Meadowlands, Wrentham Beccles NR34 7FE



welcome to

Meadowlands, Wrentham Beccles

Nestled in the tranquil village of Wrentham, just a short drive from the golden sands of the Suffolk coast, this immaculate three-bedroom semi-detached family home offers contemporary comfort blended with a touch of rustic charm.

Location

Ideally located for discovering the glorious sandy beaches of the Suffolk and Norfolk coastline, less than 5 miles from the picturesque seaside town of Southwold on the Suffolk Heritage Coast with its sandy beach, beach huts, lighthouse and famous brewery. Lowestoft is only nine miles while the Norfolk coastal town of Great Yarmouth is about 20 miles away.

The Cathedral City of Norwich with countless bars, restaurants and shops is located just over 26 miles from Wrentham. Norwich is home to many beautiful historic buildings and regularly features in the list of top destinations for sightseeing and shopping, with department stores, covered shopping malls, High Street names, boutique shops and a vibrant daily market.

With the A12 and A146 offering access to Norwich, Ipswich, London and the south-east, and the A14 serving the Midlands and the North the region is easily accessible by road from all parts of the UK. If travelling by train the average journey time from London Liverpool Street to Norwich is around 2 hours with local connecting services within East Anglia.

If travelling further afield you can be at Norwich International Airport in less than an hour with direct flights to and from several European destinations along with Manchester, Bristol, Edinburgh, Aberdeen and Glasgow with connections to international destinations.

Accommodation Entrance Hall

Composite entrance door into hallway, with stairs to first floor.

Cloakroom

Low level WC and pedestal wash hand basin with radiator and obscure double glazed window to front aspect.

Kitchen/Breakfast Room

11' 1" x 9' (3.38m x 2.74m)
Matching base and eye level units with adjoining worktop, integrated oven with gas hob and extractor hood over. Space for dishwasher, fridge/freezer and washing machine. Integrated water softener. One and a quarter sink with new mixer tap above. Space for breakfast bar or table. Double glazed window to front aspect.

Living/Dining Room

16' 2" max x 14' 5" max (4.93m max x 4.39m max)
Carpeted flooring, under stairs storage cupboard, log burning stove and double glazed windows and French doors into rear garden.

Landing

Carpeted flooring and loft hatch.

Bedroom One

13' 11" x 9' (4.24m x 2.74m)
Carpeted flooring, radiator and double glazed window to front aspect.

Bedroom Two

11' 6" x 9' (3.51m x 2.74m)
Carpeted flooring, radiator and double glazed window to rear aspect.

Bedroom Three

9' 1" x 7' 1" (2.77m x 2.16m)
Carpeted flooring, radiator, fitted wardrobe and double glazed window

Shower Room

Only fitted around 1 year ago, with walk in double shower, low level WC, vanity wash hand basin, vanity mirror, heated rail, tiled walls and floor, and obscure double glazed window to rear.

Outside Front Garden

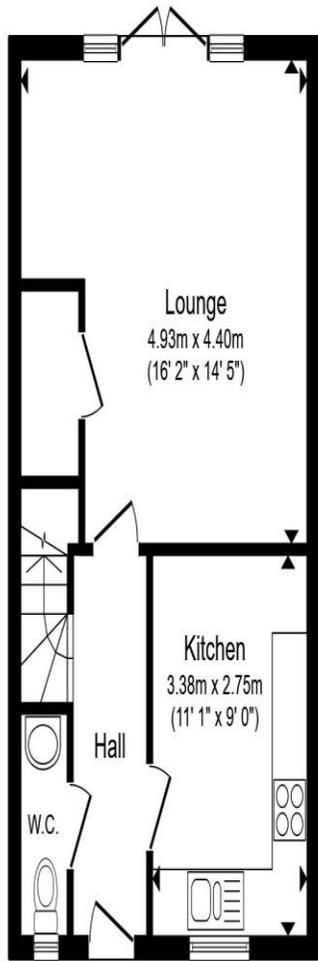
Shingled, with block paved path to front door, driveway to side for at least two cars and EV charging point.

Rear Garden

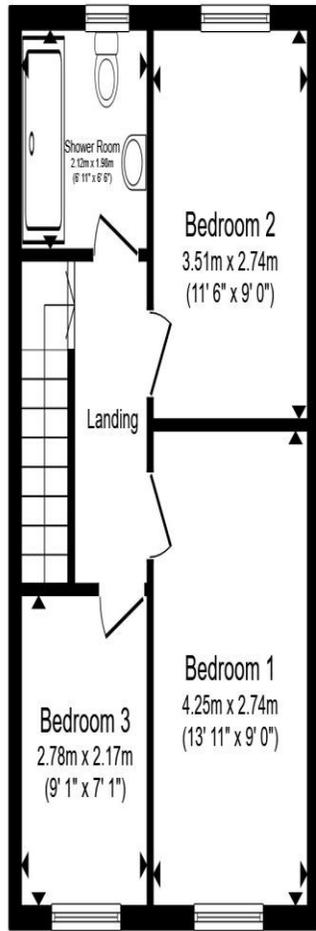
Fence enclosed, with generous patio and astro turf providing a low-maintenance space. Gate to side onto driveway. Personnel door into garage.

Garage

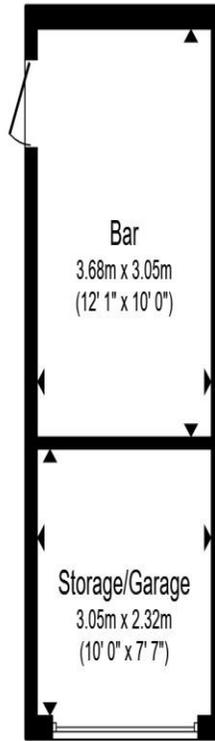
19' max x 10' 1" (5.79m max x 3.07m)
Partially converted into a bar to the rear, with storage space to the front accessible via the up and over door.



Ground Floor



First Floor



Outbuilding

Total floor area 96.4 m² (1,037 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



welcome to
Meadowlands,
Wrentham Beccles

- Semi-Detached House With No Onward Chain!
- Built in 2019 By Badger Building - With 3 Years NHBC Remaining!
- Three Generous Bedrooms Plus Modern Shower Room
- Living/Dining Room With Log Burning Stove
- Modern Kitchen/Breakfast Room

Tenure: Freehold EPC Rating: B
Council Tax Band: C

£280,000



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Property Ref:
FLH105623 - 0002

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