



01502 576840  
[www.angeandco.co.uk](http://www.angeandco.co.uk)

**Walker Gardens**  
Wrentham, Beccles, NR34 7HQ  
**£250,000**

Offered in EXCELLENT condition throughout, this 3 bed semi detached home in the village of Wrentham, is READY TO MOVE INTO. Positioned along the A12 a short distance from SOUTHWOLD & the popular market town of BECCLES as well as Lowestoft with a variety of amenities easily accessible at Pakefield's Gateway Retail Park. Accommodation comprises; entrance hall, cloakroom / WC, lounge, KITCHEN / DINER, utility & SNUG area. 3 bedrooms, family bathroom, uPVC DG & GCH throughout with enclosed rear garden.

### ENTRANCE HALLWAY

Through the uPVC part double glazed door into the entrance hallway of this home... With access to all areas, the hallway has laminate flooring, radiator, power points and a cupboard providing the perfect place for your outdoor wears. Door into the...

### LOUNGE 14' 11" x 11' 8" (4.55m x 3.56m max)

Dual aspect reception room to the front of the home has laminate flooring, uPVC double glazed windows, radiator, TV and power points.

### KITCHEN / DINER 19' 4" x 9' 0" (5.90m x 2.76m)

Fitted kitchen comprises a range of wall and base units with worktop, inset sink / drainer, hob with extractor over and oven. Vinyl flooring, inset spotlights, radiator, power points; openings into the snug and the...

### UTILITY ROOM 8' 1" x 6' 11" (2.47m x 2.12m)

Additional wall units with worktop and space / plumbing for your chosen appliances. Vinyl flooring, radiator, power points and uPVC part double glazed door out to the rear garden.

### SNUG 10' 4" x 6' 11" (3.15m x 2.12m)

Overlooking the rear garden through the uPVC double glazed sliding doors, the snug is a continuation of the dining space and has vinyl flooring, uPVC double glazed windows and power points.

### FIRST FLOOR - LANDING

Carpeted stairs to the first floor with access to all bedrooms and bathroom; fitted carpet and power points.

### BEDROOM 1 11' 10" x 11' 9" (3.63m x 3.60m max)

Double bedroom to the front of the home has fitted carpet, uPVC double glazed windows, radiator, TV, power points and cupboard housing the gas central heating / domestic hot water boiler.

### BEDROOM 2 11' 8" x 9' 9" (3.56m x 2.98m)

Another double bedroom has fitted carpet, uPVC double glazed windows, radiator, power points and built-in wardrobes.

### BEDROOM 3 9' 4" x 8' 9" (2.85m max x 2.68m)

Fitted carpet, uPVC double glazed window, radiator, TV and power points.

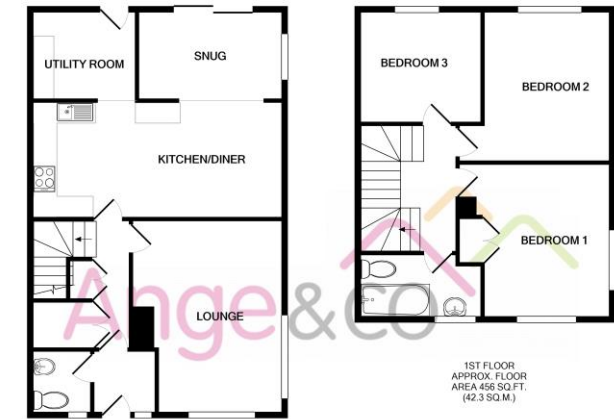
### BATHROOM

White suite comprises a low level WC, vanity unit with inset basin and a panelled bath with shower over. Vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor.

### OUTSIDE

Laid to lawn frontage with pedestrian path leading to the front of the home and gated side access to an enclosed storage area with further gated access to the... Rear garden has a laid to lawn area with a patio area providing the perfect place for alfresco dining and a raised decking. Timber shed and brick built store with power and light offer your external storage solution; outside lighting and gated rear access.

### EAST SUFFOLK COUNCIL TAX - BAND A ENERGY PERFORMANCE CERTIFICATE RATING - C



GROUND FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)

WALKER GARDENS, WRENTHAM, NR34 7HQ  
TOTAL APPROX. FLOOR AREA 1049 SQ.FT. (97.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix (2021)

Ivy Lane, Oulton Broad

Lowestoft, NR33 8QH

T: 01502 576840

E: [info@angeandco.co.uk](mailto:info@angeandco.co.uk)

**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.