

EST.  1993

JENNIE JONES

ESTATE AGENTS



69 Norfolk Road, Wangford, Suffolk, NR34 8RE.

GUIDE PRICE

£345,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; CLOAKROOM; SITTING ROOM; DINING AREA; KITCHEN; MAIN BEDROOM WITH EN-SUITE SHOWER ROOM; TWO FURTHER DOUBLE BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDENS; VIEWS FROM THE REAR OVER FARMLAND; OFF ROAD PARKING

THE PROPERTY

A delightful semi-detached property built approximately fifteen years ago to a high specification. The property has been well cared for by the current owners and consequently it is in extremely good order throughout. The accommodation comprises an entrance hall, fully fitted kitchen, cloakroom, sitting room and dining area. To the first floor is a main bedroom with en-suite shower room, two further double bedrooms and a family bathroom. There are views from the rear of the property offer farmland towards Reydon Wood in the distance. To the front of the house is a driveway with parking space for two vehicles and a low maintenance garden. A gate at the side of the property gives access to the enclosed rear garden. The main area of the garage has been converted to form the dining area, the garage door remains in place and opens to a storage area. The property would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this increasingly popular area has to offer.

To appreciate the condition and accommodation offered, internal viewing is highly recommended.

LOCATION

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including; a village store, Church, doctors and veterinary surgeries, two public house, playing fields and a busy Community Centre. The village is by-passed by the A12 and located approximately three miles from the ever popular coastal town of Southwold and the Heritage Coast.

The surrounding area is a designated area of outstanding natural beauty renowned for its coastal and country walks. Only ten minutes drive is the town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

LOCAL AUTHORITY
East Suffolk District Council.

COUNCIL TAX BAND= C

SERVICES: Mains water, electricity and drainage are connected. Heating by gas fired boiler.

VIEWING
By appointment through Jennie Jones Estate Agents:

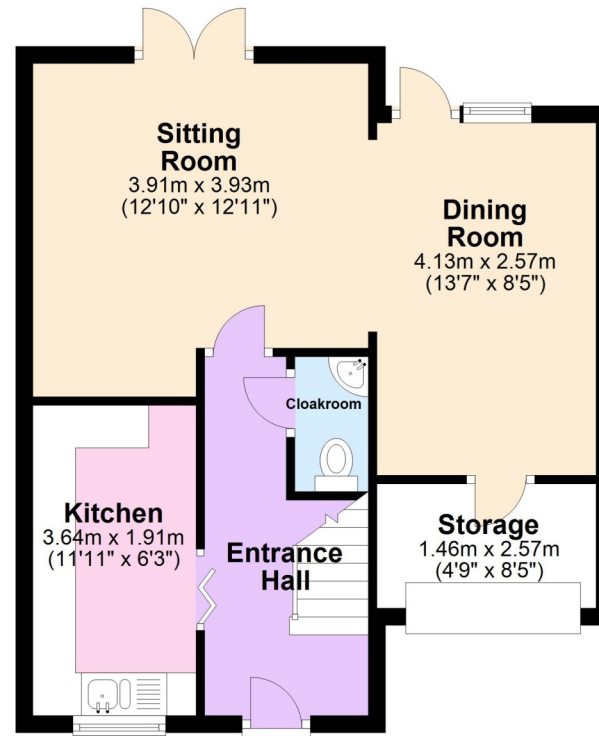
SAXMUNDHAM OFFICE(01728) 605511

email: saxmundham@jennie-jones.com

EPC RATING = C

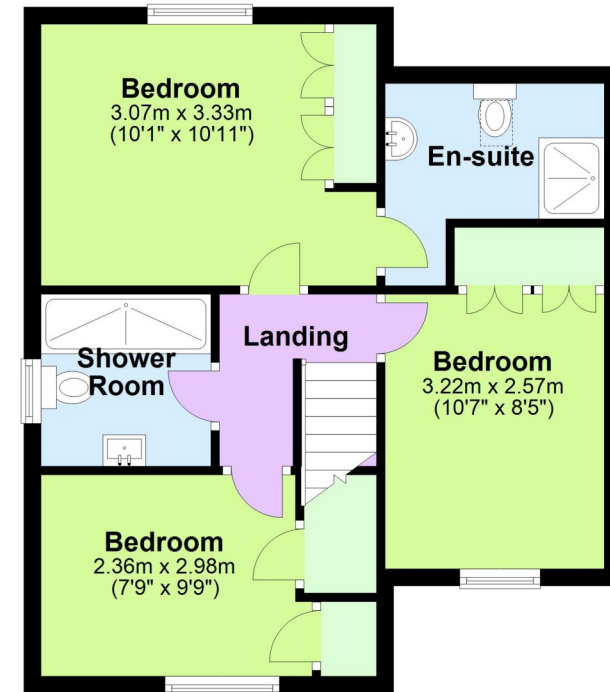
Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



Total area: approx. 90.5 sq. metres (974.6 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









