



2 CHATTEN CLOSE
WRENTHAM



This link detached family home is set within a popular development and offers an abundance of accommodation.

2 Chatten Close is an ideal family home located in the village of Wrentham, within close proximity to the popular coastal town of Southwold.

You enter the property into the hallway, which leads to all ground floor accommodation. Located off the hallway is the large dual aspect Sitting room with feature inset fireplace and direct access onto the garden. Situated at the rear of the property is the spacious country style Kitchen/Diner, occupying an L-Shape and finished with a door giving access into the garden. A sociable space for all the family to enjoy meals together. The utility room is accessed from the kitchen, a great space for white goods or walk-in pantry. The ground floor is completed with a useful WC.

Situated to the side of the property is the large, converted garage with built in storage space. The conversion opens up possibilities to use the space in many ways. It has been finished with plastered ceilings & walls and insulated floors and still currently retains a garage door as well as a door providing access onto the garden.

Stairs to the first floor landing lead to four spacious bedrooms. The double aspect principal bedroom offers ensuite shower room and built in storage. There are a further two double bedrooms, a single bedroom and family bathroom completing the accommodation.

The property additionally benefits from parking for several cars, small front garden and enclosed well-maintained rear garden.

TENURE – FREEHOLD

EPC – D

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 Southwold Office.

LOCAL AUTHORITY

East Suffolk Council – Band D

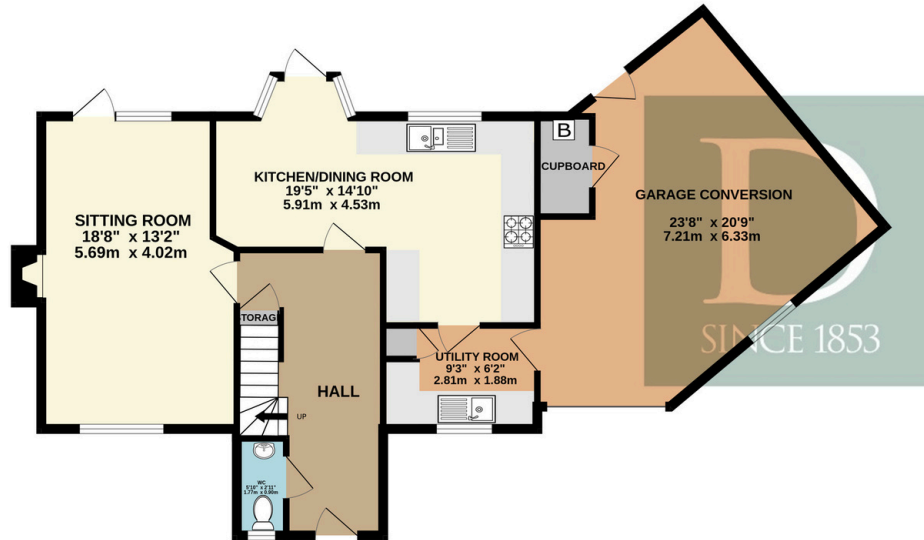




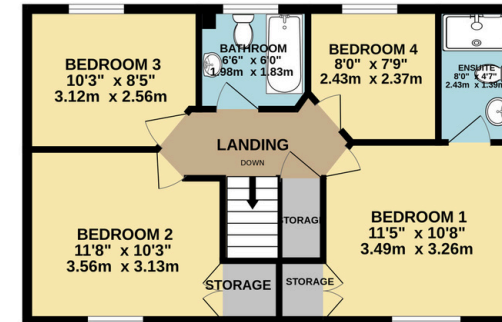
VILLAGE
LOCATION

FLOOR PLAN

GROUND FLOOR
936 sq.ft. (86.9 sq.m.) approx.



1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA: 1478 sq.ft. (137.3 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

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**
Email : **southwold@durrants.com**