

EST.  1993

JENNIE JONES

ESTATE AGENTS



12 High Street, Wangford, Suffolk, NR34 8RA

GUIDE PRICE

£425,000

SUMMARY OF THE ACCOMMODATION

**LOBBY; ENTRANCE HALL; CLOAKROOM; KITCHEN/BREAKFAST ROOM; SITTING ROOM WITH DINING AREA; STUDY; BEDROOM 5/STUDY; LANDING; FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM; FAMILY BATHROOM; FRONT AND REAR GARDEN; INTEGRAL GARAGE.
NO ONWARD CHAIN.**

THE PROPERTY

A detached family residence in the heart of this increasingly popular village. The property has just undergone a programme of renovation to all areas and includes a refurbished kitchen, refurbished bathrooms and new flooring to most of the house. The accommodation in more detail comprises a front entrance door beneath a storm porch that opens to an entrance lobby with door to the cloakroom. The cloakroom has a window to the front, toilet and wash basin. A door from the lobby opens to the entrance hall with stairs to the first floor landing, under stairs storage cupboard, two radiators and door to the kitchen. The kitchen has a window to the front aspect and a door to the exterior, a good range of base and wall mounted units with new fronts, work surfaces and a sink with mixer tap. There is a built in electric hob with extractor hood over and space for cooker and fridge/freezer. The sitting room and dining area is L-shaped with a window to the side aspect and two sliding patio doors to the rear garden. There is a fireplace and shelving to one side, three radiators and newly fitted carpet. Study with window to side aspect. Playroom/bedroom 5 with patio door to the garden and radiator. Stairs from the entrance hall lead to the landing with built in shelved airing cupboard housing the hot water cylinder, radiator, loft access hatch and doors to the bedrooms and bathroom. Bedroom one has a window to the rear with views over the garden and to the allotments, two built in wardrobe cupboards, radiator and door to the en-suite which comprises a shower cubicle, toilet and vanity style wash basin, towel radiator and window to the side. Bedroom two with window to front aspect, built in wardrobe cupboard and radiator. Bedroom three has a window to the rear with pleasant views and a radiator. Bedroom four is a small single room that could also be used as a home office. The family bathroom has a window to the front, panelled bath with shower over and glass screen, vanity style wash basin, toilet and towel radiator. To the front of the property, gates open to the driveway giving access to the single garage which has power, lighting, a sink and plumbing for a washing machine. The garden is lawn with borders containing mixed planting. The enclosed rear garden is mainly lawn with borders containing a good variety of planting, paved patio area and sun blinds over the patio doors.

LOCATION

The village of Wangford has become very popular over recent years with a thriving community and amenities including; a thriving village store, Church, doctors and veterinary surgeries, two public houses, playing fields, allotments 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 Offices,
East Suffolk House, Station Road, Melton,
Woodbridge, IP12 1RT
Tel: 01394 383789

COUNCIL TAX BAND: = E

SERVICES:

We understand that mains water, electricity
and drainage are connected. Heating is by
gas fired boiler.

TENURE:: Freehold

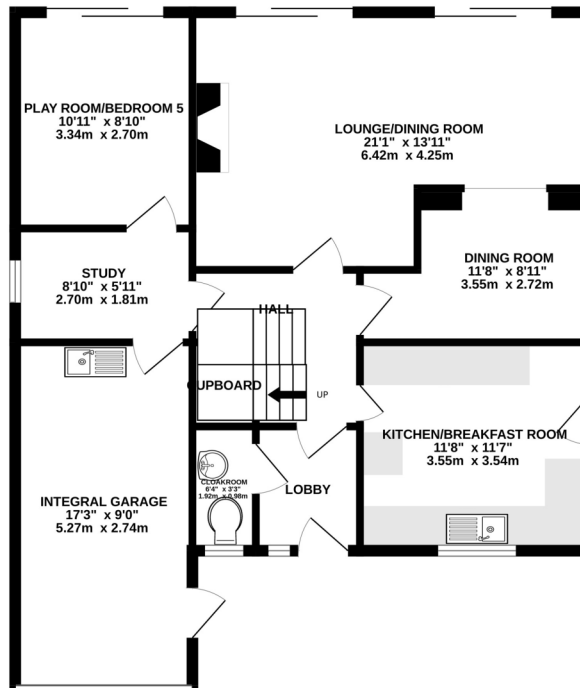
VIEWING

By appointment through Jennie Jones Estate
Agents:

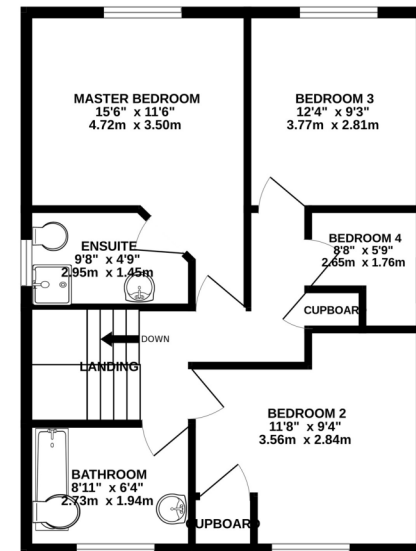
SAXMUNDHAM (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING: = C

GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 1392 sq.ft. (129.3 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.

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.









