

EST.  1993

JENNIE JONES

ESTATE AGENTS



32 Hill Road, Wangford, Suffolk, NR34 8AR

GUIDE PRICE

£299,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; KITCHEN WITH DINING AREA; UTILITY/CLOAKS; GARDEN ROOM;
TWO FIRST FLOOR BEDROOMS; FAMILY BATHROOM; FRONT AND REAR GARDENS; OFF ROAD PARKING;
VIEWS OVER FARMLAND.**

THE PROPERTY

A delightful semi-detached property in a quiet location with views from the front over farmland. The property has been well cared for by the current owner and consequently it is in good order throughout. There is potential for further extending the house to the rear and side, subject to necessary planning permission. The front door opens to an entrance hall with stairs to the first floor accommodation and door to the sitting room with double glazed window to the front and a wood burning stove. The recently fitted kitchen is well equipped with a number of units, built in cooker and hob, work surfaces, sink and breakfast bar. A door opens to the sun room, which although provides additional accommodation, is in need of some refurbishment. There is also a useful understairs storage recess and a cloakroom/utility with units, wall mounted gas fired boiler, toilet and wash basin. To the first floor are two bedrooms, the front bedroom having views over farmland and a spacious family bathroom. There is a garden to the front of the property and a driveway for off road parking. The enclosed rear garden is well stocked and a haven for birds and wildlife. There is a garage to the side of the property, two timber sheds and a greenhouse.

To appreciate the accommodation and the potential, early viewing is advised.

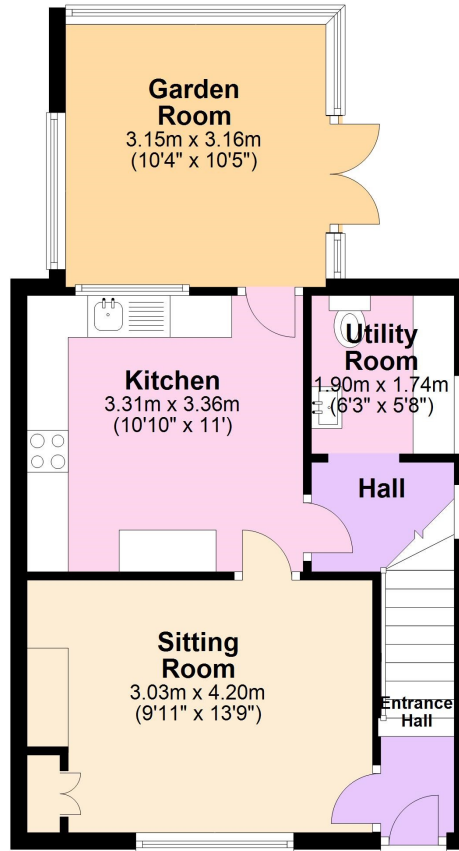
LOCATION

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including; an excellent 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.

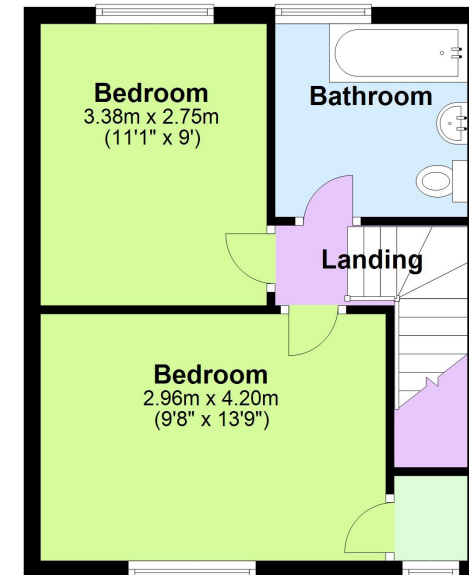
Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



First Floor

Approx. 33.4 sq. metres (359.6 sq. feet)



Total area: approx. 77.1 sq. metres (829.8 sq. feet)

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

LOCAL AUTHORITY

East Suffolk Council.

COUNCIL TAX BAND: = B

SERVICES:

Mains electricity, drainage and water are available to the property. Heating by gas fired boiler.

VIEWING

By appointment through Jennie Jones Estate Agents:

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

EPC RATING = D

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.









