

JENNIE JONES

EST. 1992

ESTATE AGENTS



**BLACKHEATH**

Wenhaston | Suffolk

**£950,000**







2 Blackheath, Wenhaston, Halesworth IP19 9DH

**A TRULY CONSIDERED CONTEMPORARY HOME, DESIGNED  
FOR MODERN LIVING IN A PEACEFUL SUFFOLK SETTING.**

- Entrance Hall • Sitting Room • Kitchen / Dining Room • Study / Bedroom 4 •
  - Utility Room • Cloak & Shower Room •
- Landing • Master Suite with Dressing Room and Ensuite Bath & Shower Room •
  - Garage & Cartlodge • Attic Rooms •

Southwold - 7 miles / Saxmundham - 6 miles / Sizewell - 9 miles / Woodbridge - 22 miles









## The Property

This exceptionally well-considered detached home has been designed with modern living firmly in mind, showcasing high-quality fixtures and fittings throughout and a layout that flows effortlessly for both everyday life and entertaining.

The ground floor is enhanced by underfloor heating throughout, combined with a stylish mix of engineered hardwood and tiled flooring, creating a warm, practical and visually cohesive living environment. The accommodation includes an inviting entrance hall, a sitting room featuring an impressive inglenook fireplace with wood-burning stove and French doors opening onto the rear patio, and a stunning open-plan kitchen/dining room fitted with an extensive range of integrated appliances including twin ovens, dishwasher, larder fridge and freezer, wine fridge and granite worktops, with bifolding doors opening onto the garden.

A utility room with shelved pantry and air source heating controls, cloakroom with shower, and a versatile ground floor fourth bedroom, snug or study complete the ground floor.

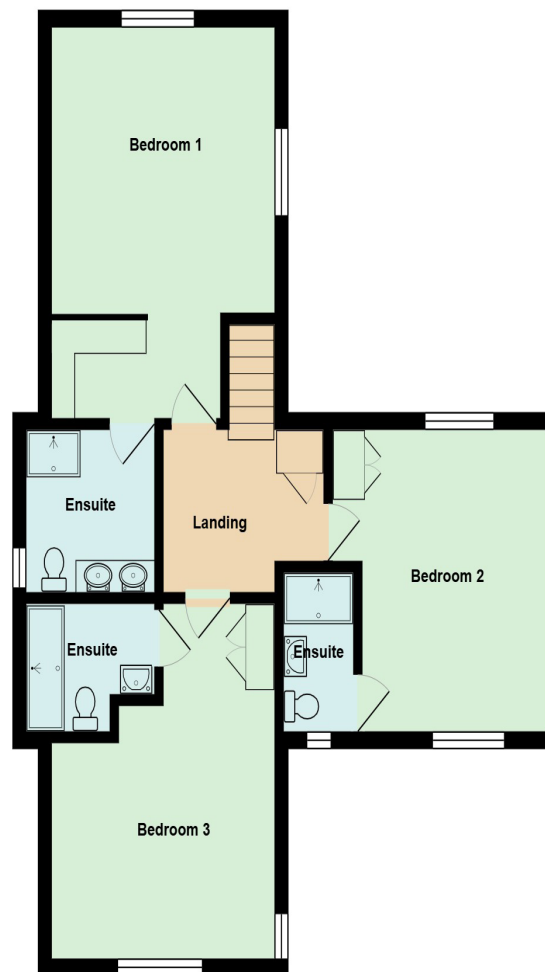
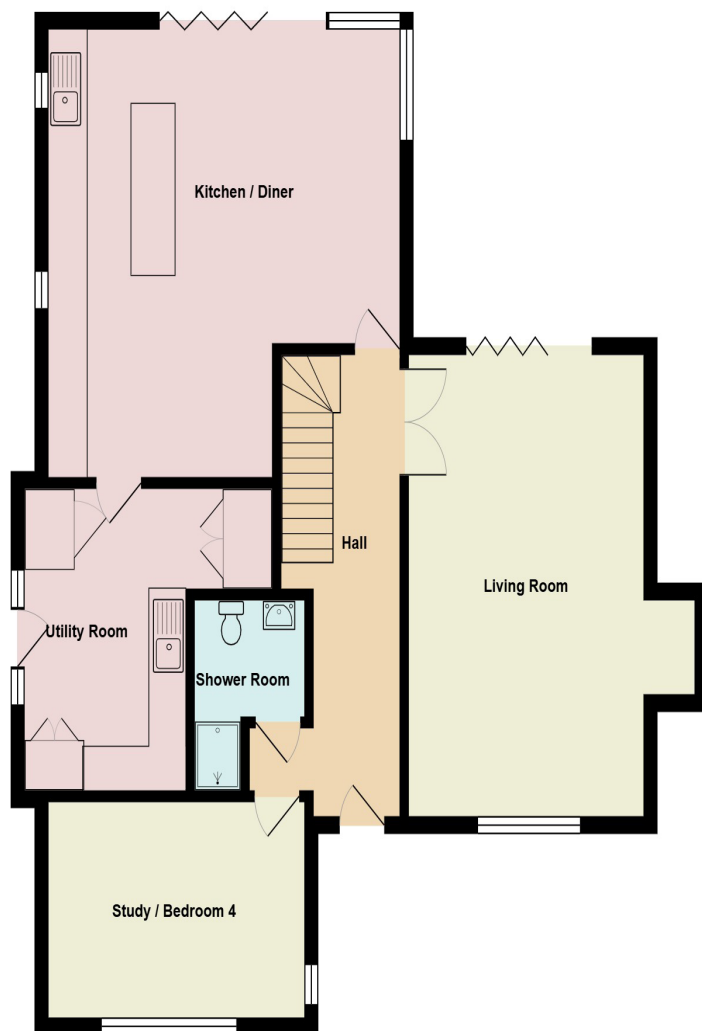
To the first floor, a generous landing with linen airing cupboard and radiator leads to two double bedrooms, each with en-suite shower rooms and built-in wardrobes, together with a superb principal bedroom suite featuring vaulted ceilings, a dressing area and an en-suite bathroom with both bath and separate shower.

Outside, the rear garden provides a blank canvas, laid mainly to lawn with paved patio areas ideal for entertaining. The property is approached via a five-bar gate leading to gravelled off-road parking, with a garage and cart lodge providing covered parking and a room above offering potential for a home office or ancillary accommodation, subject to any necessary consents.

Viewing is strongly advised to fully appreciate the quality, thought and design that has gone into creating this outstanding home.







### Location

Wenhaston is a highly regarded Suffolk village, known for its strong sense of community and proximity to the Heritage Coast. The nearby seaside town of Southwold is approximately 6 miles away and offers a charming High Street, beach, pier and cultural attractions.

The market town of Saxmundham, approximately 6 miles distant, provides a range of everyday amenities together with a mainline railway station offering direct services to London Liverpool Street.

Sizewell lies approximately 8 miles away, while the riverside market town of Woodbridge is around 20 miles distant, offering further shopping, dining and leisure facilities.

### Services

Mains water

Mains Electricity

Private drainage syetem.

Air Source Heating via radiators to first floor and underfloor to ground floor

### Local Authority & Council Tax Band

East Suffolk Council

Council Tax - TBC

**Energy Performance Certificate Rating - TBC**







**AGENTS NOTES**

Viewing is strongly advised to fully appreciate the quality, attention to detail and thoughtful design that has gone into creating this outstanding home.



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EST. 1993

Jennie Jones

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