



72 Southwold Road, Wrentham
£170,000

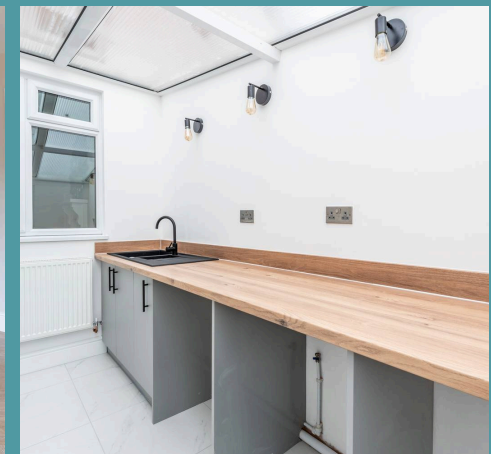
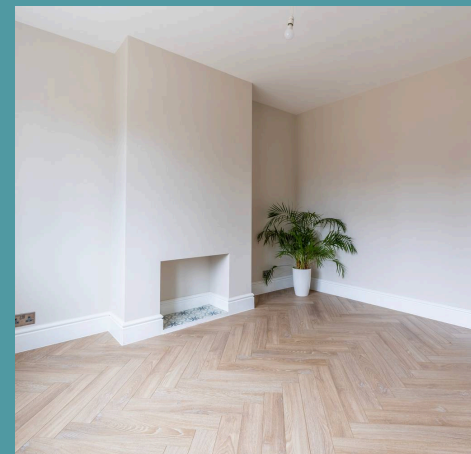
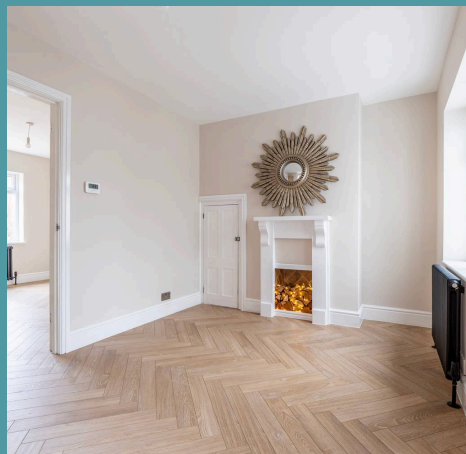
72 Southwold Road

Wrentham, Beccles

Presenting to the market this fully renovated semi-detached house, in the desirable village of Wrentham. Complete with a range of premium features, including a brand new kitchen, bathroom suite, flooring, doors and heating system. Every aspect of the home has been upgraded to a high standard, ensuring a comfortable and convenient home or first time buyers or a small family. Don't miss the chance to acquire this stunning home and experience all it has to offer.

LOCATION

Wrentham is a historic village located at a junction on the A12 trunk road in England, with a heritage dating back to Saxon times and a mention in the Domesday Book. It combines old and new elements, with well-preserved buildings and a record of winning the 'Best Kept Village' competition. The village offers various amenities, including a Doctor's Surgery, Village Hall, football team, Brass Band, Fire Service, regular bus service, and a small supermarket. Wrentham maintains a strong sense of community.



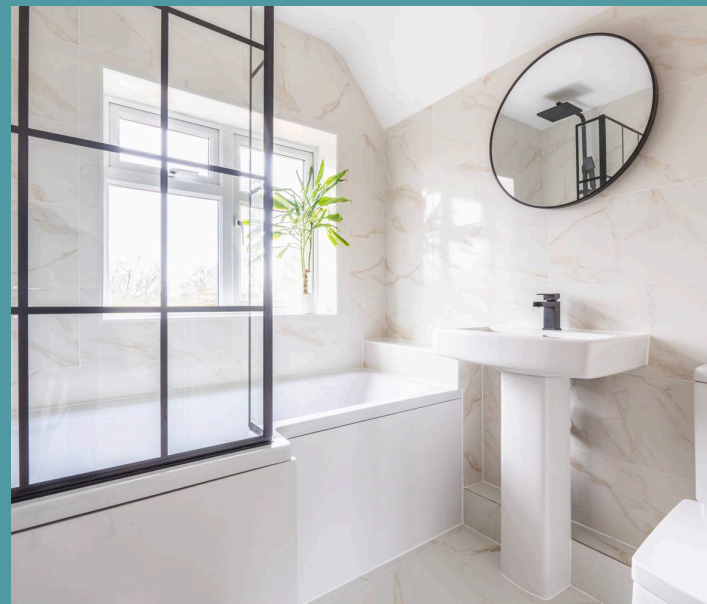


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Upon entering, you are greeted by a meticulously designed interior that has been renovated to the highest standard. The property's two reception rooms exude a sense of warmth and sophistication, providing ample space for relaxation and entertaining. Both laid with luxury Herringbone-style flooring and brand new doors. The thoughtful layout seamlessly transitions into the brand-new fitted kitchen, complete with modern fixtures and fittings to enhance your cooking experience. Completed with a functional utility room, that has the potential to double up as a boot room, creating additional storage for your cooking essentials, laundry goods or outdoor wear.

Ascend to the first floor where you will encounter two double bedrooms, each thoughtfully designed to offer relaxation and privacy. Both rooms are newly carpeted, while the main bedroom flaunts a built-in cupboard and a cast iron fire. The rear bedroom benefits from views of the garden, leading down to open countryside fields. The bathroom suite flaunts a brand new WC, hand basin and a P-shaped bathtub with shower attachment, finished with stylish towel rails and shower screen.





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In addition to its aesthetic appeal, the property also offers practical benefits including a large shingled frontage that allows for multi-vehicle parking (stpp). The extensive west-facing garden is full of potential offering endless possibilities for outdoor activities and enjoyment. The newly laid patio area is perfect for summer BBQs or simply relaxing in the afternoon sunshine. Overall, it is fully enclosed so you can enjoy in seclusion.

AGENTS NOTES

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

Heating system - Gas central heating (installed in 2024).

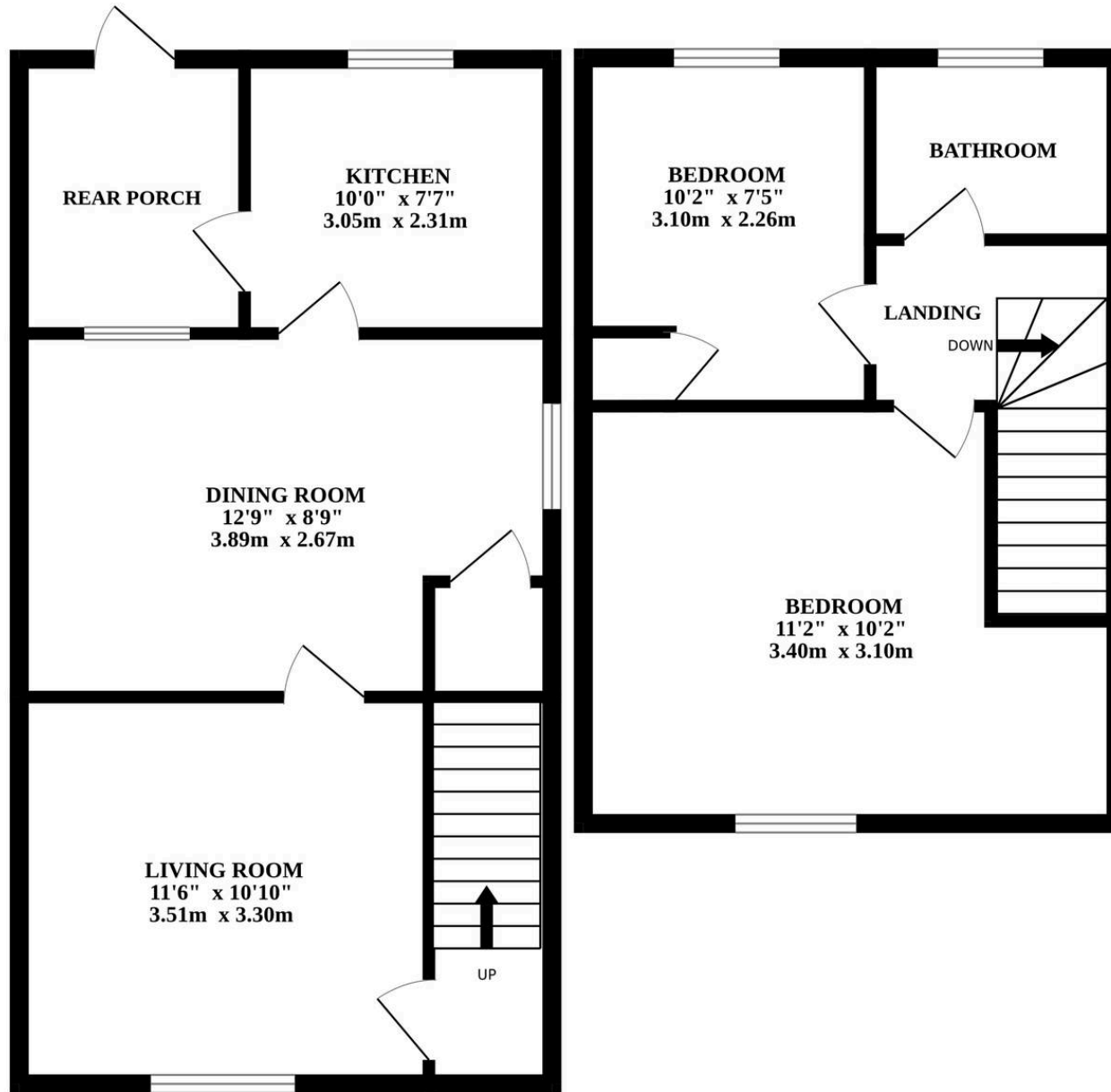
Council Tax Band: B

- Two bedroom semi-detached residence in the beautiful village of Wrentham
- No onward chain
- Fully renovated to a high standard with high-quality fixtures and fittings
- Two comfortable reception rooms
- Brand new fitted kitchen & a functional utility room
- Brand new flooring, bathroom suite & doors throughout
- Extensive west-facing garden that is full of potential
- Large shingled frontage that gives potential for multi-vehicle parking (STPP)
- New heating system & boiler (2024) - Modern fuseboard
- Within easy reach of Southwold & the heritage coast



GROUND FLOOR

1ST FLOOR



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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