



**65 NORFOLK ROAD WANGFORD  
GUIDE PRICE £375,000 FREEHOLD**

Detached Bungalow with Large Garden and Rural Views to the Rear

Porch Entrance Hall Sitting Room Kitchen with Dining Area

Two Double Bedrooms Bathroom Conservatory/Garden Room

Front and Rear Garden Garage Car Port Ample Off Street Parking

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

## THE PROPERTY

Number 65 Norfolk Road is a delightful detached bungalow of traditional construction situated on a generous plot with lovely rural views to the rear. The property has been refurbished in recent years and consequently it is in good condition throughout. Main benefits include double glazed windows, gas central heating, a spacious conservatory/garden room and large front and rear gardens.

The accommodation in brief comprises a porch, entrance hall, sitting room, kitchen with dining area, conservatory/garden room, two double bedrooms and a bathroom. There is a large garden to the front of the property with off road parking for several vehicles and a large enclosed rear garden with fields behind.

The bungalow would be suited for either full time occupation or for use as a holiday home, ideally located to explore all that this ever popular area has to offer.

To fully appreciate the airy accommodation, early viewing is strongly advised.

## LOCATION

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including: a general store, Church, doctors and veterinary surgeries, two public houses 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 10 minutes drive is the ever popular coastal town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

The accommodation in more detail comprises:

## ACCOMMODATION

A uPVC half glazed entrance door opens to the:-

### PORCH

With coat hanging space and glazed entrance door to:-

### ENTRANCE HALL

Radiator; built in double cloaks cupboard; built in shelved linen cupboard with radiator; telephone point; ceramic floor tiling; loft access hatch with ladder. The loft area has lighting, is part boarded and houses the gas fired boiler for central heating and domestic hot water.

### SITTING ROOM

15ft x 10ft 8in.

4.57m x 3.25m

Double glazed window to front aspect; further double glazed high level window to the side; radiator; fireplace with hearth housing a cast multi fuel stove; TV point; ample power points; coved and textured ceiling; ceiling light point; fitted carpet.

### KITCHEN/DINING AREA

20ft 10in x 9ft 8in.

6.36m x 2.96m

Double glazed window to front aspect; two further double glazed windows to side aspect; side door to exterior; 1½ bowl sink with mixer tap; a good range of cream coloured base and wall mounted units; work surfaces and tiled splash backs; peninsula island separating the kitchen from the dining area; cooker space; integrated dishwasher; plumbing for washing machine; fridge/freezer space; radiator.

### BEDROOM

15ft 8in x 10ft 11in.

4.78m x 3.34m

Double glazed doors opening to the conservatory; radiator; built in wardrobe cupboard; TV point; telephone point; ceiling light point; fitted carpet.

### BEDROOM

10ft 2in x 10ft 2in.

3.11m x 3.11m

Double glazed window to rear aspect; radiator; TV point; ceiling light point; fitted carpet.

### CONSERVATORY/GARDEN ROOM

19ft x 10ft 3in.

5.80m x 3.12m

Double glazed to three aspects on a brick plinth; plastered ceiling, doors to garden; two radiators; two TV points; ample power points; ceramic flooring.

### BATHROOM

Double glazed window to side aspect; a three piece suite comprising a panelled bath with shower over and glass screen; wash basin and low level toilet; radiator.

### OUTSIDE - Front.

A gate at the front of the property opens to the large shingle driveway with ample parking for several vehicles. There are some borders containing mixed planting, paths to each side of the bungalow giving access to the rear and the garage. The garage has an up and over door, personal door, power, lighting and a window.

### OUTSIDE - Rear.

The spacious rear garden is enclosed by fencing and hedging. Mainly laid to lawn with borders containing mixed planting, vegetable plot, pergola sitting area, timber shed, greenhouse, courtesy lighting and outside water supply.

### LOCAL AUTHORITY

East Suffolk Council.

### COUNCIL TAX BAND

C

### ENERGY PERFORMANCE RATING

C

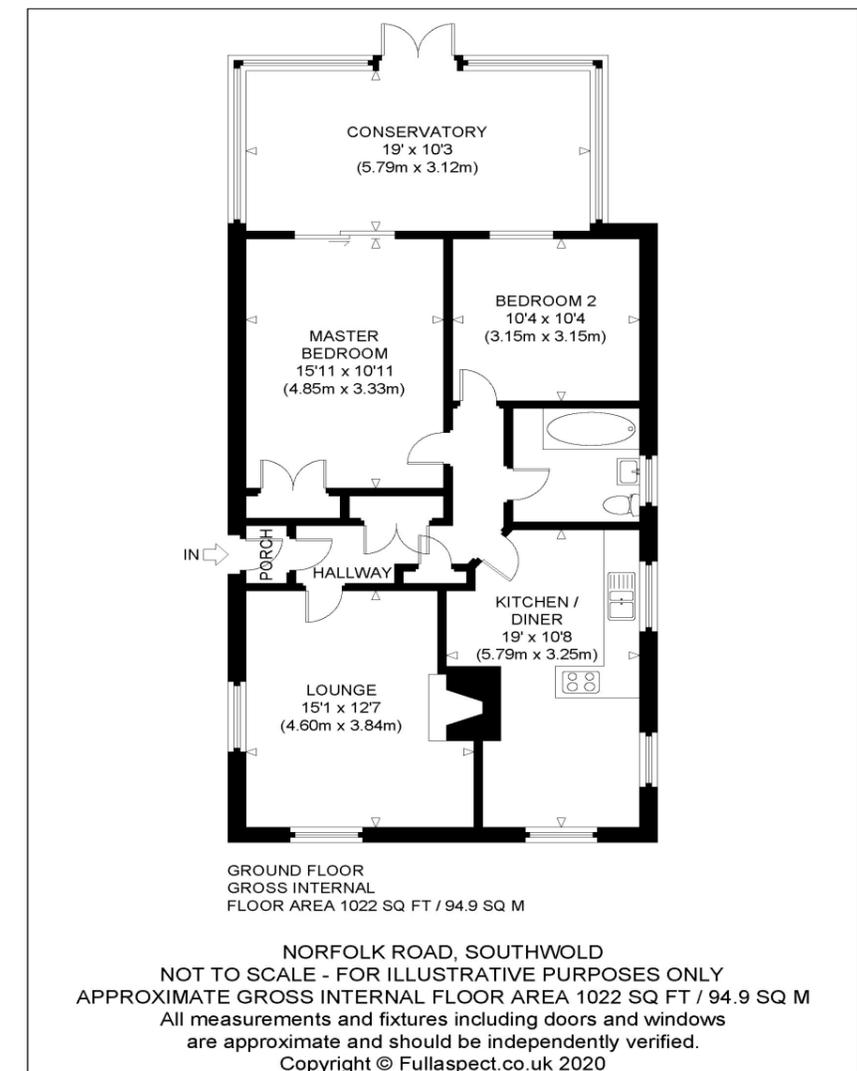
### SERVICES

We understand all mains services are connected.

### VIEWING

Strictly through our Saxmundham office—please telephone 01728 605511.

REF: 3973



Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office