



**THE ROUND HOUSE 33 CHURCH STREET WANGFORD
GUIDE PRICE £419,000 FREEHOLD**

Period Cottage with Character and Charm

Entrance Hall Sitting Room Dining Room Kitchen

Inner Hall Cloakroom

Three First Floor Bedrooms (one with en-suite) Family Bathroom

Attic Bedroom and Office

Pretty Gardens Driveway Double Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS

01502 722065

THE PROPERTY

The Round House is a delightful period cottage in a sought after location within the heart of the village. The property has been extremely well cared for by the current owner and consequently it is in very good order throughout.

This charming period cottage has a number of original features and is full of character.

Main benefits include light and airy accommodation, gas fired central heating, double glazing, pretty gardens, a driveway and double garage.

The accommodation in brief comprises an entrance hall, sitting room with inglenook fireplace, spacious dining room with part vaulted ceiling, kitchen, inner hall and cloakroom.

To the first floor are three bedrooms, one with an en-suite shower room and a family bathroom. Stairs from the main bedroom lead to the attic bedroom and office. There are gardens to the front, side and rear of the property, a driveway and double garage.

The cottage 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 character and charm of this delightful property, early viewing is strongly recommended.

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 bypassed 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 coastal town of Southwold, forest walks of Dunwich and the award winning bird reserve at Minsmere.

DIRECTIONS

Leave the agents Southwold office and proceed out of town taking the right fork—Wangford Road (B1126) passing through Reydon and on towards Wangford. On entering the village pass the Farm Shop on the left and continue straight on into Church Street. The property can then be found after about 400 metres on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A front entrance door opens to the:-

ENTRANCE HALL

With glazed panel doors to the sitting room and dining room; cupboard housing the meters; brick flooring.

SITTING ROOM

13ft 3in x 12ft 8in.

4.04m x 3.88m

Double glazed window to front aspect; attractive inglenook fireplace with timber bressummer over and a brick hearth; radiator; TV point; telephone point; wall light points; fitted carpet.

DINING ROOM

15ft 3in x 12ft 11in.

4.66m x 3.95m

Double glazed windows to front and side aspects; feature red brick inglenook fireplace with alcove to the side which houses a cast wood burning stove; part vaulted ceiling with view to galleried landing; exposed ceiling timbers; radiator; brick flooring; door to inner hall and door to:-

KITCHEN

12ft 2in x 8ft 10in.

3.70m x 2.68m

Double glazed window overlooking the courtyard garden; double glazed exterior door; a good range of cream colour base and wall mounted units with carousels, designed and fitted by 'Mulberry Kitchens'. 1½ bowl inset sink with mixer tap; work surfaces and upstands; built in stainless steel self cleaning double oven; inset gas hob with integrated extractor over; fridge/freezer space; integrated dishwasher; water softener; radiator; gas fired boiler for central heating and domestic hot water; recessed ceiling lights; attractive brick flooring.

INNER HALL

With radiator; coat hooks; stairs to first floor landing; brick flooring; door to:-

CLOAKROOM

Low level toilet; wash basin part tiled and part panelled walls; radiator; brick flooring; extractor fan; ceiling light; spacious cupboard housing the washing machine.

FIRST FLOOR

Stairs from the inner hall lead to the:-

GALLERIED LANDING

Wood panelled ceiling; fitted carpet; door to:-

BEDROOM 1

13ft 7in x 13ft 3in.

4.16m x 4.05m

Double glazed window; radiator; built in airing cupboard with radiator; ceiling light point; fitted carpet; door with stairs behind giving access to the attic rooms; door to:-

EN-SUITE-SHOWER ROOM

With double glazed window; fully tiled shower cubicle; low level toilet; vanity style basin with cupboard beneath; towel radiator; recessed ceiling lights; extractor fan.

BEDROOM 2

13ft x 9ft 3in.

3.97m x 2.84m

Double glazed windows to two aspects; radiator; ceiling light point; fitted carpet.

BEDROOM 3

9ft x 9ft

2.75m x 2.75m

Double glazed window; radiator; ceiling light point; fitted carpet.

FAMILY BATHROOM

Double glazed window; a three piece suite in white comprising panelled bath with shower attachment; low level toilet; vanity style wash basin; radiator; ceiling light; vinyl flooring.

ATTIC ROOMS

Stairs from the main bedroom lead to the attic rooms. The first area approximately 12ft x 10ft is currently used as a home office. The second room approximately 9ft x 8ft is used as a bedroom, with window, power, lighting and a spacious built in storage cupboard.

OUTSIDE

The property sits within a pretty cottage style garden. Mainly lawn with borders containing a wide selection of spring bulbs and mature plants giving all year round colour. A shingle driveway with ample parking for a number of vehicles leads to the garage with two up and over doors, power and lighting.

At the rear is the enclosed courtyard garden with raised beds containing a wide variety of planting; brick weave paths, outside water supply, outside lighting, a water feature and greenhouse.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

#

SERVICES

We understand all mains services are connected.

VIEWING

Strictly through our Southwold office - please telephone (01502) 722065.

REF: 3993

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