



20 HILL ROAD WANGFORD
GUIDE PRICE £255,000 FREEHOLD

Entrance Hall Sitting Room Dining Room
Kitchen/Breakfast Room Utility Room Cloakroom Shower Room
Two Bedrooms Family Bathroom
Front and Rear Gardens Views from the Front Over Fields

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

A semi-detached property on the edge of the village with views from the front across fields. The property has recently been extended to the ground floor at the rear to provide a kitchen/breakfast room and utility room.

ain benefits include double glazed windows and doors, gas fired central heating, light and airy rooms and a newly fitted kitchen and utility room. The accommodation in brief comprises an entrance hall, sitting room, dining room, kitchen/breakfast room, utility room, cloakroom and shower room. To the first floor are two bedrooms and a family bathroom.

There is a garden to the front and rear of the property.

The house has scope for further extending and would be suited for either full time occupation or for use as a holiday home.

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 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 then turn left into Hill Road. Continue along Hill Road for about 300 metres and the property can be found on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

A half glazed uPVC front entrance door opens to the:-

ENTRANCE HALL

With stairs to first floor landing; wall mounted heating thermostat; telephone point; ceiling light point; fitted carpet; door to:-

SITTING ROOM

15ft 3in x 10ft 5in.

4.65m x 3.17m

Double glazed window to front aspect with views over the garden to fields; radiator; brick fireplace with hearth housing a wood burning stove; TV point; coving; ceiling light point; fitted carpet door to:-

DINING ROOM

15ft 3in x 10ft 5in.

4.65m x 3.17m

Radiator; spacious under stairs storage cupboard; fireplace and surround (not used); two ceiling light points; laminate flooring; wide opening to:-

KITCHEN/BREAKFAST ROOM

15ft x 11ft 10in.

4.57m x 3.61m

Double glazed window to rear aspect and roof sky light; 1½ bowl inset sink with mixer tap; a good range of newly fitted base and corner pantry units; work surfaces; built in oven; inset hob with extractor hood over; plumbing for dishwasher; recessed ceiling lights; radiator; ceramic tiled flooring.

REAR LOBBY

With half glazed uPVC door to exterior and door to:-

UTILITY ROOM

8ft 2in x 4ft 9in.

2.49m x 1.44m

Double glazed window to rear aspect; stainless steel sink with mixer tap over base unit; work surface; plumbing for washing machine and space for tumble drier; fridge/freezer space; recessed ceiling lights; ceramic tiled flooring.

CLOAKROOM

Double glazed window to side aspect; low level toilet; ceiling light point.

SHOWER ROOM

Double glazed window to side aspect; spacious cubicle with wall mounted shower and glass door; vanity style wash basin with cupboard beneath; towel radiator; ceiling light point.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

With double glazed window to side aspect; loft access hatch with loft ladder; ceiling light point; fitted carpet; door to:-

BEDROOM 1

12ft x 12ft.

3.66m x 3.66m

Double glazed window to front aspect with pleasant views; three built in wardrobe cupboards; ceiling light point; fitted carpet.

BEDROOM 2

11ft 2in x 8ft.

3.40m x 2.44m

Double glazed window to rear aspect; built in shelved cupboard housing the gas fired combination boiler for central heating and domestic hot water; radiator; ceiling light point; fitted carpet.

BATHROOM

7ft 11in x 6ft 11in.

2.38m x 2.12m

Double glazed window to rear aspect; a three piece suite comprising a panelled bath with shower attachment; pedestal wash basin and low level toilet; radiator; ceiling light point; vinyl flooring.

OUTSIDE - Front.

The front garden is mainly laid to lawn with borders containing mixed planting. There is a driveway with ample parking for a number of vehicles that passes to the side of the property giving access to the rear.

OUTSIDE - Rear.

The enclosed rear garden has a paved patio, small area of grass, two greenhouses, a timber shed and car port.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

C

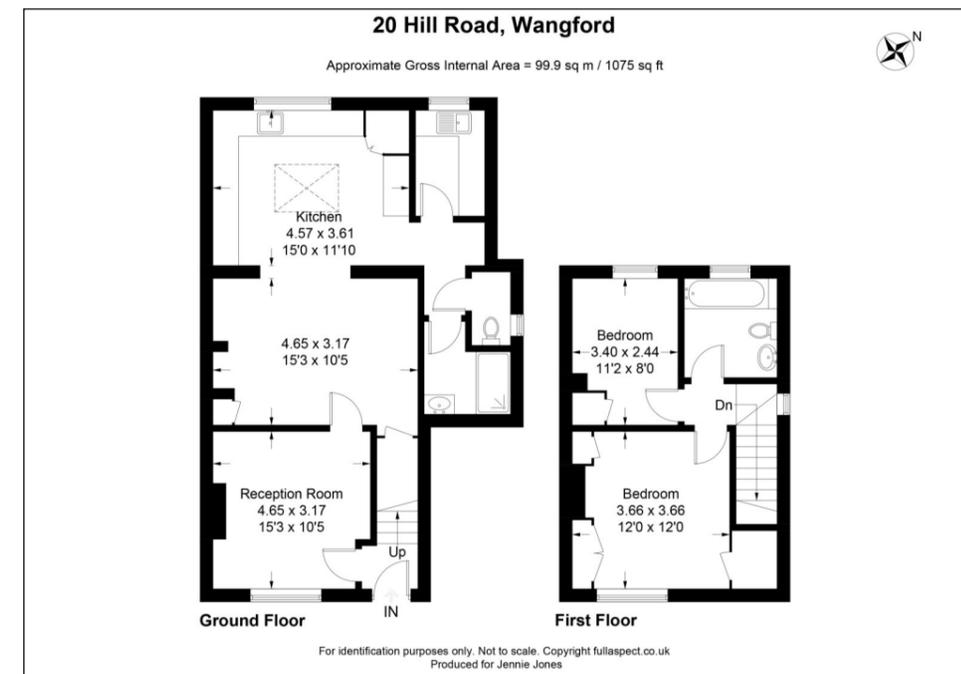
SERVICES

We understand all mains services are connected.

VIEWING

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

REF: 3994



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