



1 SAWYERS COTTAGE NORFOLK ROAD WANGFORD
GUIDE PRICE £440,000 FREEHOLD

Great Location in a Very Popular Village

Entrance Hall Spacious Sitting Room Kitchen with Dining Area

Ground Floor Double Bedroom with En-suite Shower Room

Two First Floor Bedrooms (one with en-suite shower room) Family Bathroom

Low Maintenance Courtyard Garden Off Road Parking Single Garage

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

THE PROPERTY

1 Sawyers Cottage is a delightful property set within the heart of the village opposite the park and close to all amenities.

The cottage has been extensively refurbished within the last two years to a high specification. Improvements include a newly fitted kitchen, ground floor shower room, en-suite to the main bedroom and bathroom. There is also a new boiler and stove in the sitting room. Consequently the property is in extremely good order throughout. Other benefits include light and airy accommodation, double glazing, gas fired central heating, a low maintenance courtyard garden and a garage with driveway for off road parking.

The cottage is currently used as a very successful holiday let on Airbnb with returns of approximately £40,000 per annum.

The accommodation in brief comprises an entrance hall, large airy sitting room, kitchen with dining area, ground floor double bedroom with en-suite shower room. To the first floor are two spacious double bedrooms, one with an en-suite shower room and a family bathroom.

The garden is enclosed and mainly paved creating a low maintenance courtyard which gives access to the garage and driveway.

To fully appreciate the cottage and the quality of the finish, early viewing is advised.

LOCATION

The village of Wangford has become increasingly popular over recent years with a thriving community and amenities including: a superb family run well stocked Village Store which people travel to from miles around, Church, doctors and veterinary surgeries, two charming Inns with excellent restaurants and accommodation. The Angel just 3 minutes walk and The Plough 10 minutes away, a family run Farm Shop 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 with it's renowned High Street, award winning sandy beaches and the Pier. Also nearby are the 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 past the Farm shop the road bends sharply to the right into Norfolk Road. Continue on this road for approximately 400 metres and the property can be found on the right hand side.

The accommodation in more detail comprises:

ACCOMMODATION

An entrance door with high level glazed panels opens to the:-

ENTRANCE HALL

13ft x 5ft 4in.

3.97m x 1.65m

Sealed unit glazed window to side aspect; radiator; power point; under stairs storage cupboard; staircase to first floor accommodation; ceiling light point; brick flooring; door to kitchen, bedroom and glazed double doors to:-

SITTING ROOM

16ft 3in x 14ft 11in.

4.96m x 4.55m

Two sealed unit glazed windows to front and one to the rear; sealed unit glazed French doors to the courtyard garden; attractive feature brick slip wall with slate hearth and wood burning stove; TV point; two radiators; recessed ceiling lights; engineered oak flooring.

KITCHEN/DINING AREA

14ft 11in x 10ft 2in.

4.55m x 3.11m

Sealed unit glazed windows to front and rear aspects; 1½ bowl sink with mixer tap; a good range of base and wall mounted units; built in oven; inset hob with stainless steel extractor hood over; integrated fridge and freezer and dishwasher; plumbing for washing machine; work surfaces and tiling; radiator; ceiling light point; wood effect flooring.

BEDROOM 3

12ft 6in x 9ft 8in.

3.81m x 2.96m

Sealed unit glazed windows to each side; vaulted ceiling with pine panelling; ample power points; telephone point; radiator; wall light points; attractive brick flooring; door to:-

SHOWER ROOM

9ft 8in x 5ft 11in.

2.96m x 1.81m

Sealed unit window to rear and glazed panel door to garden; fully tiled shower cubicle; vanity style wash basin; low level toilet; white storage units; wall mounted gas fired boiler for central heating and domestic hot water concealed within wall unit; loft access hatch; brick flooring.

FIRST FLOOR

Stairs from the entrance hall lead to the:-

LANDING

Built in airing cupboard housing the pressurised hot water tank; loft access hatch; ceiling light point; fitted carpet; door to:-

BEDROOM 1

14ft 11in x 13ft 6in.

4.55m x 4.11m

Two sealed unit glazed windows to front aspect and one to the rear; feature wood clad wall; two radiators; ceiling light point; fitted carpet; door to:-

EN-SUITE SHOWER ROOM

With fully tiled shower cubicle; vanity wash basin and low level toilet; extractor fan; ceramic tiled floor.

BEDROOM 2

14ft 11in x 10ft 2in.

4.55m x 3.12m

Sealed unit glazed windows to front and rear aspects; radiator; two built in wardrobe cupboards; feature wood clad wall; ceiling light point; fitted carpet.

BATHROOM

8ft 2in x 5ft 5in.

2.49m x 1.65m

Sealed unit glazed window to rear aspect; a three piece suite in white comprising a panelled bath with shower over and glass screen; vanity style wash basin; low level toilet; radiator; shaver socket; ample tiling; extractor fan; ceiling light point; ceramic tiled floor.

OUTSIDE

A gate at the front of the property opens to the spacious courtyard garden which has been designed for low maintenance. The garden area is enclosed by brick walls and fencing with the main area brick weave and the remaining area shingle with raised flower beds. There is an outside water supply; courtesy lighting and a path giving access to the garage. The single garage (approximately 18ft 9in x 9ft) has a personal door, power, lighting and an up and over door to the driveway with parking for two vehicles.

LOCAL AUTHORITY

East Suffolk Council.

ENERGY PERFORMANCE RATING

D

SERVICES

We understand all mains services are connected.

AGENTS NOTE

As the property is a very successful holiday let, applicants are advised to check viewing arrangements with the agent before travelling.

VIEWING

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

REF: 4000

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