



**24 MILLFIELDS WANGFORD**  
**GUIDE PRICE £295,000 FREEHOLD**

Porch Entrance Hall Cloakroom Sitting Room Dining Room  
 Kitchen/Breakfast Room Second Sitting Room/Garden Room Study  
 5 First Floor Bedrooms Family Bathroom  
 Front and Rear Garden Brick Outhouse Timber Garden Shed

75 HIGH STREET SOUTHWOLD SUFFOLK IP18 6DS 01502 722065

## THE PROPERTY

Number 24 Millfields is an end terraced family house which has been extended to provide versatile and flexible accommodation. The property has recently been redecorated throughout.

Main benefits include double glazing, gas fired central heating, light and airy rooms and pleasant views over the allotments and to the Church.

The accommodation comprises: a porch, entrance hall, cloakroom, sitting room, dining room, kitchen/breakfast room, second sitting room/sun room and a study. To the first floor are five bedrooms and a family bathroom. There is a garden to the front and an enclosed garden to the rear with outhouse and timber shed. Being end terrace, the property has pleasant views from all aspects.

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

To appreciate the accommodation offered, early viewing is strongly advised.

## LOCATION

Number 24 is located in a quiet no through road adjacent to the allotments and Community Centre.

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 ever popular 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 the road bears sharp right into Norfolk Road. Continue for a short distance and turn first left into Millfields. The property can then be found directly ahead.

The accommodation in more detail comprises:

## ACCOMMODATION

A uPVC front entrance door opens to the:-

## PORCH

With small double glazed window to the front; wood panelled ceiling; carpet tiles; half glazed door with glazed side panel opening to the:-

## ENTRANCE HALL

Radiator; telephone point; built in spacious under stairs storage cupboard; further built in shelved meter cupboard; staircase to first floor accommodation; two ceiling light points; laminate flooring; door to:-

## CLOAKROOM

With window to porch; close coupled WC; wall mounted wash basin with tiled splash back; built in low level cupboard; radiator; ceiling light point.

## SITTING ROOM

15'0" x 9'9"  
4.57m x 2.97m  
Double glazed window to front aspect; wall mounted electric fire; radiator; TV point; ample power points; ceiling light point; laminate flooring; arched opening to:-

## DINING ROOM

8'10" x 8'7"  
2.69m x 2.62m  
Double glazed window to rear aspect; radiator; ceiling light point; laminate flooring; door to:-

## SECOND SITTING ROOM/SUN ROOM

16'3" x 7'2"  
4.95m x 2.18m  
Double glazed French doors which open to the rear garden; radiator; ceiling light point; laminate flooring; door to:-

## STUDY

7'9" x 7'2"  
2.36m x 2.18m  
Double glazed window to front aspect; radiator; telephone point; ample power points; ceiling light point; fitted carpet.

## KITCHEN/BREAKFAST ROOM

16'4" x 10'0"  
4.98m x 3.05m  
Double glazed window to side and double glazed door to rear garden; inset 1½ bowl stainless steel sink with mixer tap; a good range of fitted base, display and wall mounted units; work surfaces and tiled splash backs; a new built in stainless steel oven with inset hob and integrated extractor hood; plumbing for washing machine; fridge/freezer space; recessed ceiling lights; ceramic tiled flooring.

## FIRST FLOOR

Stairs from the entrance hall lead to the:-

## LANDING

With two radiators; loft access hatch; two ceiling light points; fitted carpet; door to:-

## BEDROOM 1

12'0" x 9'9"  
3.66m x 2.97m  
Double glazed window to front aspect; radiator; built in cupboard housing the recently fitted gas combination boiler for central heating and domestic hot water; radiator; ceiling light point; fitted carpet.

## BEDROOM 2

8'8" x 7'3"  
2.64m x 2.21m  
Double glazed window to rear aspect; radiator; built in wardrobe cupboard; ceiling light point; fitted carpet.

## BEDROOM 3

9'10" x 9'0"  
3.00m x 2.74m  
Double glazed window to rear aspect; radiator; built in wardrobe cupboard; ceiling light point; fitted carpet.

## BEDROOM 4

9'10" x 7'2"  
3.00m x 2.18m  
Double glazed window to rear aspect; radiator; timber clad walls and ceiling; ceiling light point; painted floor boards.

## BEDROOM 5

13'5" x 7'2"  
4.09m x 2.18m  
Double glazed window to front aspect; feature brick wall; wood panelled ceiling; ceiling light point; painted floor boards.

## FAMILY BATHROOM

Double glazed window to front aspect; A three piece suite in white comprising a panelled bath with shower over and glass screen; vanity style wash basin with cupboard beneath; close coupled WC; radiator; ample tiling; ceiling light point; extractor fan.

## OUTSIDE-Front.

The front garden is mainly laid to lawn with a path that leads to the front entrance door.

## OUTSIDE-Rear.

The pretty rear garden is enclosed by panel fencing and mainly laid to lawn. There are borders containing a good selection of mixed planting, a timber garden shed and useful brick built outhouse. The outhouse (12' x 6') has a side door, double glazed window, power and lighting, it could easily be converted to create a utility room or even an office.

At the rear of the garden is a hand gate giving pedestrian access to the car parking area.

## LOCAL AUTHORITY

Waveney District Council.

## ENERGY PERFORMANCE RATING

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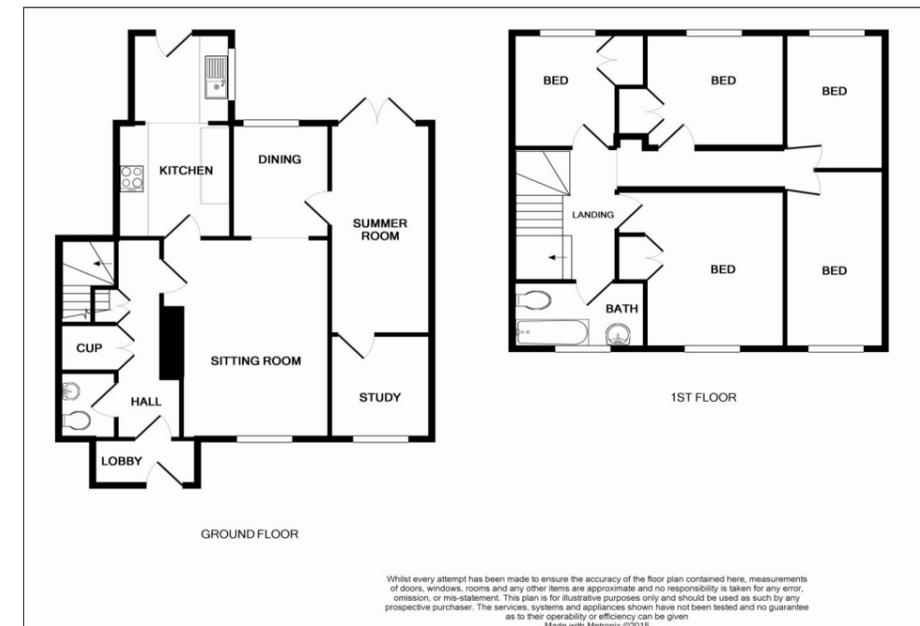
## SERVICES

We understand all mains services are connected.

## VIEWING

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

REF: 4001



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