28 London Road

Wrentham

Beccles

NR34 7HH









ATTIK

CITY | COUNTRY | COAST


ATTIK





28 London Road

Guide Price £375,000

Far more than meets the eye...
28 London Road offers far more than first meets the eye, presenting a surprisingly spacious and highly versatile home set within the well-served village of Wrentham, ideally positioned between the Suffolk countryside and coastline.

From the front, the property appears modest and unassuming, yet internally it opens into a substantial home with a flexible layout and an excellent flow of accommodation. The welcoming entrance hall provides useful storage and leads through to a series of well-proportioned reception rooms. A cosy snug, centred around a wood burner, creates an inviting retreat, while an additional front room offers flexibility as a further sitting room, office or even a ground floor bedroom if required.

The heart of the home is undoubtedly the impressive kitchen/dining/living space — a bright and sociable room designed for modern living. With multiple sets of French doors opening onto the garden, this space is flooded with natural light, while a second wood burner adds both character and warmth. Generous worktop space, ample storage and room for dining and seating make this a true hub of the home. A separate utility room and a well-appointed ground floor bathroom further enhance the practicality of the layout.

Upstairs, the property is cleverly arranged to provide a degree of separation and privacy, making it particularly well suited to multi-generational living or those seeking independent space for a family member. The principal bedroom suite occupies its own section, complete with dressing room and en suite, creating a private and self-contained feel. A further three bedrooms are situated on the opposite side of the house, all of good size and offering flexible accommodation.

Externally, the property continues to impress. A wide covered alleyway runs alongside the house, providing sheltered access to the rear (with a pedestrian right of way for the neighbouring property). The rear garden has been thoughtfully landscaped, featuring patio seating areas, a decking area positioned to enjoy the sun, and a range of useful outbuildings and storage spaces. To the front and side, additional enclosed courtyard-style areas provide further options for outdoor seating and entertaining.

Further benefits include a brand new gas combi boiler installed in April 2026, along with underfloor heating to part of the ground floor.

Wrentham is a highly regarded village offering a range of everyday amenities including a village shop, public houses and schooling, all surrounded by attractive open countryside. The property is ideally located for access to the Suffolk Heritage Coast, with the beaches at Covehithe and Southwold just a short drive away, while the larger coastal town of Lowestoft lies to the north, providing a wider range of shopping, leisure facilities and transport links.

Altogether, this is a deceptively spacious and adaptable home in a well-connected village setting, perfectly placed for both countryside living and coastal access.

Agents' notes...
A pre-recorded walkaround tour is available for this property

Vendors' notes...
We bought our home as it was perfect for our multi-generational family; we could live together with plenty of space. We loved that it has a courtyard at the side and a separate garden at the back.













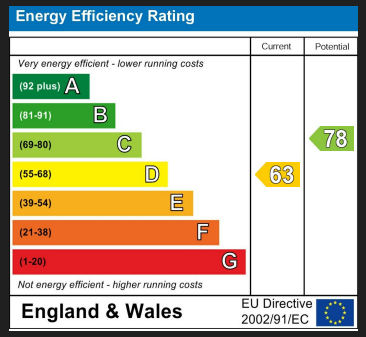
Local Authority

East Suffolk

Council Tax Band

D

Directions





Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

ATTIK

CITY | COUNTRY | COAST







Wrentham Office Sales

ATTIK City Country Coast

26 High Street

Wrentham

Suffolk

NR34 7HD

Contact

01502 820 028

enquiries@attikccc.co.uk

www.attikccc.co.uk