Flick & Son
Coast and Country

Wangford, Beccles

Guide Price £385,000

- THREE BEDROOMS
- EXTENDED THROUGHOUT
- ANNEXE EARNING APPROXIMATELY £12,000 PER ANNUM
- OFF ROAD PARKING VIA DRIVEWAY
- OUTBUILDING WITH MULTI USES
- MODERN BATHROOM AND SHOWER ROOM
- POPULAR NR34 LOCATION
- OPEN PLAN KITCHEN/DINER WITH WOOD BURNER
- EPC - C

8 Queen Street, Southwold, Suffolk, IP18 6EQ
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Hill Road, Wangford

Nestled on the edge of the sought-after village of Wangford, this spacious family home is just a short walk from a local pub and convenience store. Wangford is a picturesque village, just three miles from Southwold, offering a popular pub, a community shop, and a fantastic local farm shop selling fresh, locally sourced produce. The village is well-served by regular bus services to Southwold, and by car, it's easily accessible from Lowestoft and the Georgian market towns of Halesworth and Beccles. The latter offers access to the stunning Norfolk Broads. Located on the renowned Heritage Coast, this area is perfect for those who love to explore, with nearby Dunwich, Walberswick, and a wealth of coastal walks. The property is conveniently situated just off the A12, offering excellent road links, and there are train stations at Saxmundham, Halesworth, and Lowestoft for easy travel connections.

3 2 1 C

Council Tax Band: B

DESCRIPTION

Nestled on the edge of the sought-after village of Wangford, this spacious family home is just a short walk from a local pub and convenience store.

Thoughtfully extended and modernized by the current owners, the home offers a flexible and generous layout. A welcoming porch leads to the hallway, where a large reception room features a log burner. A lobby with under-stair storage connects to a shower room. At the rear, a sizeable kitchen flows into a bright dining/family room with views of the garden, while a separate utility room provides added convenience.

The ground floor offers a generously sized bedroom, with two further double bedrooms upstairs. These are served by a sleek family bathroom, complete with a freestanding bath.

Outside, the garden includes a terrace, ornamental fishpond, and a large lawn. At the far end, a substantial timber store, divided into three rooms, includes one currently used as a gym.

The property also boasts a self-contained annex with a lounge, kitchen, bedroom, and shower room, accessible via a side gate. Perfect for independent living or as a well-booked Airbnb generating additional income.

A large driveway at the front offers ample space for several vehicles

ENTRANCE PORCH

UPVC door, window to front, spot lights, wooden shelving and wooden flooring.

BEDROOM THREE

Window to side, spot lights, radiator and carpeted flooring.

LOUNGE

Window to front, ceiling light, wooden panel feature wall, built in cupboard, radiator, log burner and wooden flooring.

KITCHEN / DINER

Patio doors to rear garden, wall and base units with work surfaces, range cooker, sink, fridge freezer, dish washer, spot lights, radiator, log burner and laminate flooring.

SHOWER ROOM

Window to side, spot lights, tiled walls, shower cubicle, WC, hand wash basin, towel rail and tiled flooring.

UTILITY ROOM

Window to side, UPVC door to rear, wall and base units with work surfaces, sink, spot lights and laminate flooring.

LANDING

Window to side, wall lights and carpeted flooring.

BEDROOM ONE

Window to front, walk in wardrobe, radiator, spot lights and carpeted flooring.

BEDROOM

Window to rear, spot lights, built in wardrobe, radiator and carpeted flooring.

BATHROOM

Window to rear, spot lights, stand alone bath unit, toilet, sink, heated towel rail and tiled flooring.

OUTSIDE

Driveway to front. enclosed rear garden with patio are and laid to lawn remaining, office/shed and pond.

ANNEXE

A fully self contained annex with sitting room, kitchen, bathroom and bedroom. Previously used for Air bnb.

TENURE

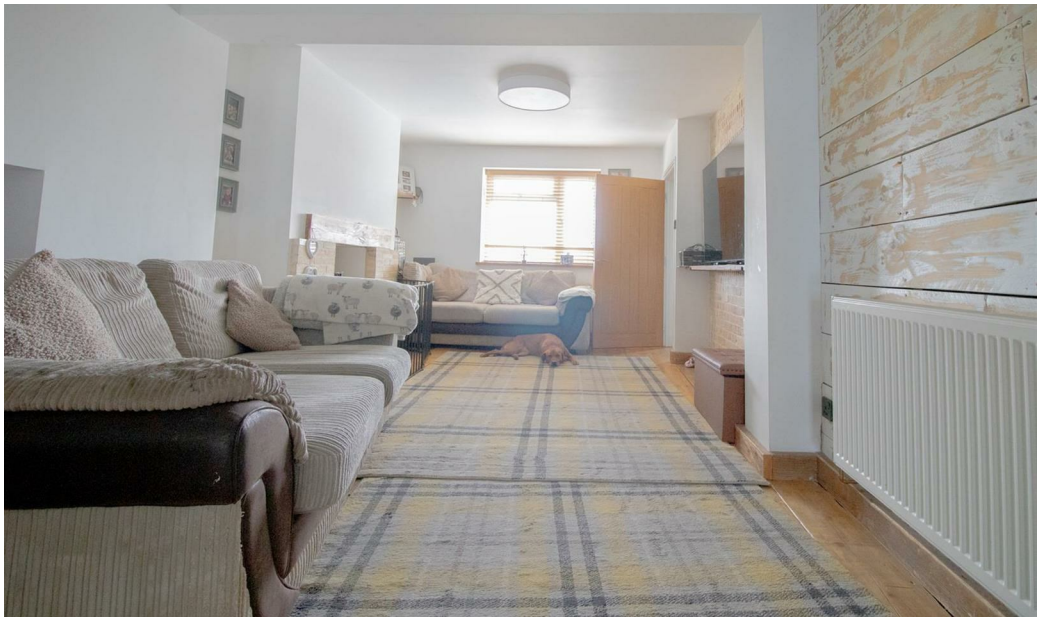
Freehold.

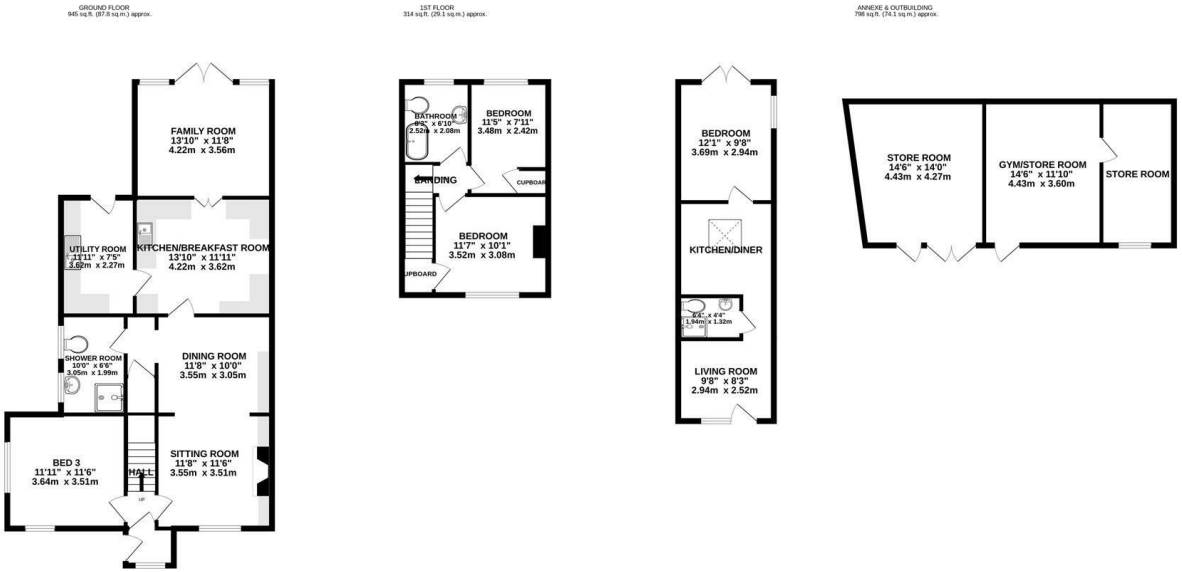
OUTGOINGS
Council Tax Band currently B.

SERVICES
Mains water, mains drainage, electricity and gas central heating.

VIEWING ARRANGEMENT
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.
Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20723/RDB.

FIXTURES & FITTINGS
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





TOTAL FLOOR AREA : 2056 sq.ft. (191.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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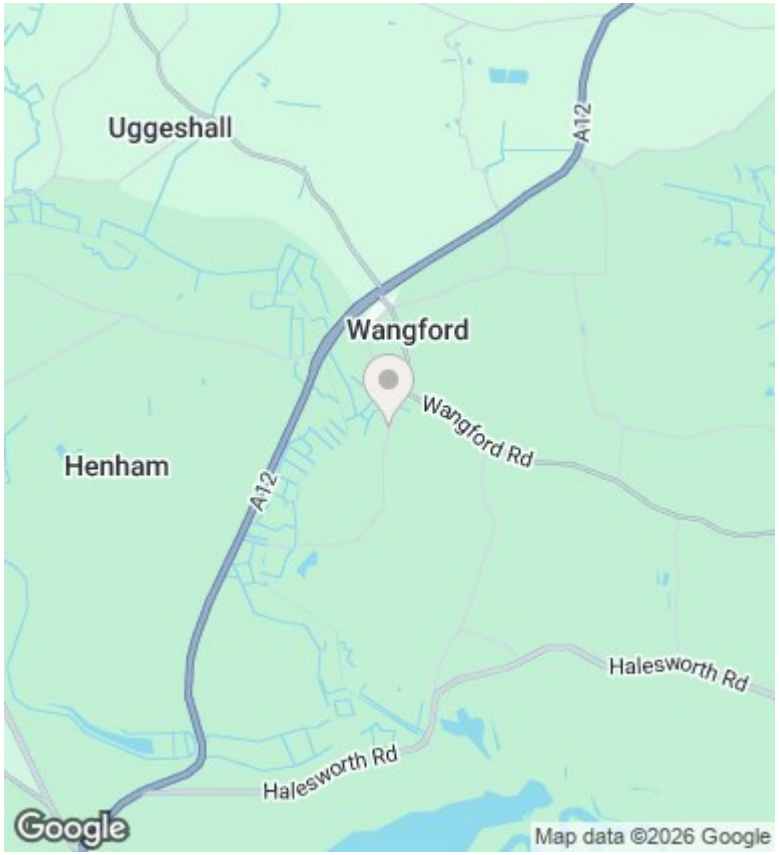

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

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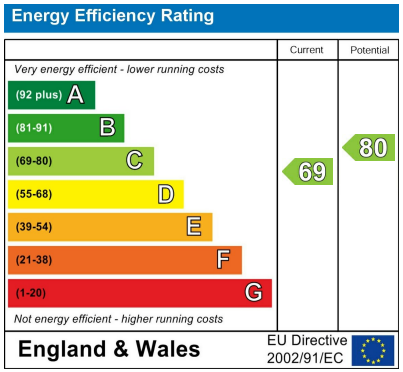

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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