



## Wrentham, Beccles

Guide Price £325,000

- £325,000-£335,000 Guide Price
- Immaculate Condition Throughout
- Secure and Private Garden
- Vendors Have Found
- En-suite, W.C and Family Bathroom
- Four Bedrooms
- Driveway & Garage
- Sought After Location
- EPC - B

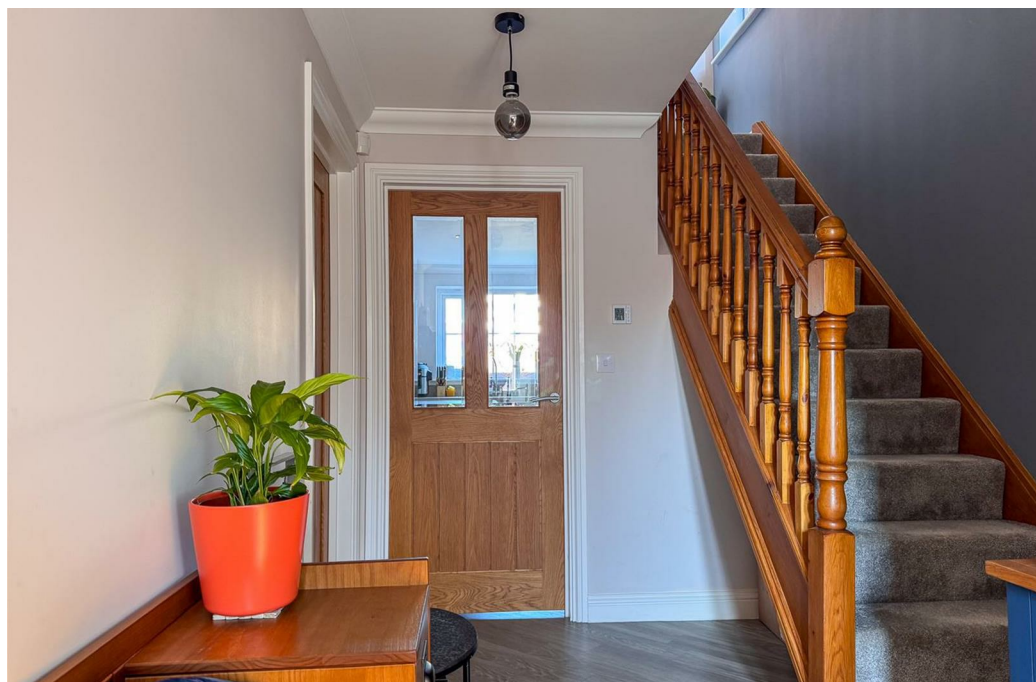


# Meadowlands, Wrentham

Wrentham is a charming village located in the heart of Suffolk, offering a peaceful and picturesque setting while still being well-connected to nearby towns and cities. With its rich history and traditional architecture, the village provides a welcoming community atmosphere, ideal for those seeking a quieter pace of life. Local amenities include a selection of shops, pubs, and eateries, as well as excellent transport links to the nearby town of Beccles and the coastal areas of Southwold and Aldeburgh. Surrounded by beautiful countryside, Wrentham offers plenty of opportunities for outdoor activities, including scenic walks and nature trails. With its blend of rural tranquility and proximity to essential services, Wrentham is a highly desirable location for families and those looking to enjoy the best of village life.



Council Tax Band:



## DESCRIPTION

This immaculately presented four-bedroom detached home in Wrentham offers a perfect blend of modern comfort and stylish living. The property features a spacious entrance hall leading to a generously sized living room, ideal for relaxation and entertaining. The upgraded, contemporary kitchen/dining room is the heart of the home, with a sleek kitchen island, breakfast bar, integrated appliances, and ample space for family dining. Upstairs, you'll find four well-proportioned bedrooms, with the master benefiting from its own ensuite, along with a modern family bathroom. Externally, the property boasts a driveway providing off-road parking and access to a detached garage, offering additional storage or workshop space. To the rear, an enclosed garden provides a private outdoor retreat, perfect for both relaxation and entertaining. This home offers a combination of elegance and functionality, making it an ideal choice for family living in a sought-after location.

## LIVING SPACE

The living space effortlessly combines a cosy, inviting living room at the front with a bright and modern kitchen/diner at the back, flooding the area with an abundance of natural light. The kitchen is thoughtfully designed with integrated appliances, a sleek island, and a breakfast bar, offering both functionality and style. There's also plenty of room for a dining table, perfect for more formal meals and family gatherings.

## BEDROOMS

The four bedrooms offer a perfect blend of space, comfort, and modern living. The principal bedroom is a standout feature, boasting its own ensuite for added privacy and convenience. The remaining three bedrooms are well-proportioned, providing ample space for family or guests.

## BATHROOMS

This property boasts a modern family bathroom featuring a complete suite, including a sleek bathtub with shower over, pedestal sink, and a stylish WC, all finished with contemporary tiling and high-quality fittings. The principal bedroom benefits from its own private ensuite, offering a spacious shower, washbasin, and WC, creating a perfect retreat. Additionally, there is a convenient ground-floor WC, ideal for guests and family use, featuring a modern toilet and hand basin, ensuring practicality alongside stylish design throughout the home.

## OUTSIDE

The exterior of this property is equally impressive, featuring a tandem driveway to the front that provides ample off-road parking and leads to a brick-built garage, offering additional storage or workspace. To the rear, the garden is fully enclosed with fencing, ensuring privacy and security. The space is mainly laid to lawn, providing a perfect area for enjoying the outdoors. Adjoining the house, a paved patio area offers an excellent space for entertaining, ideal for alfresco dining or relaxing in the sun. The well-maintained garden provides a wonderful outdoor retreat for family gatherings and relaxation.

## OUTGOINGS

Council Tax Band D

## SERVICES

Mains water, electricity, gas and drainage

## VIEWINGS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk)

Tel: 01502 442889 Ref: 20809/JD.

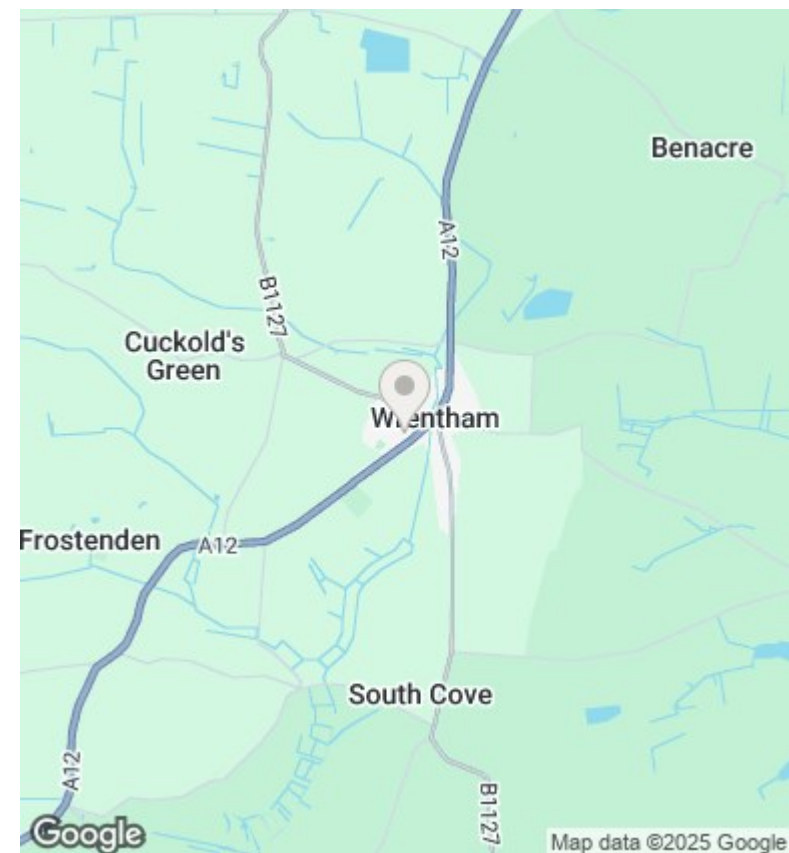
## FIXTURES AND FITTINGS

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.



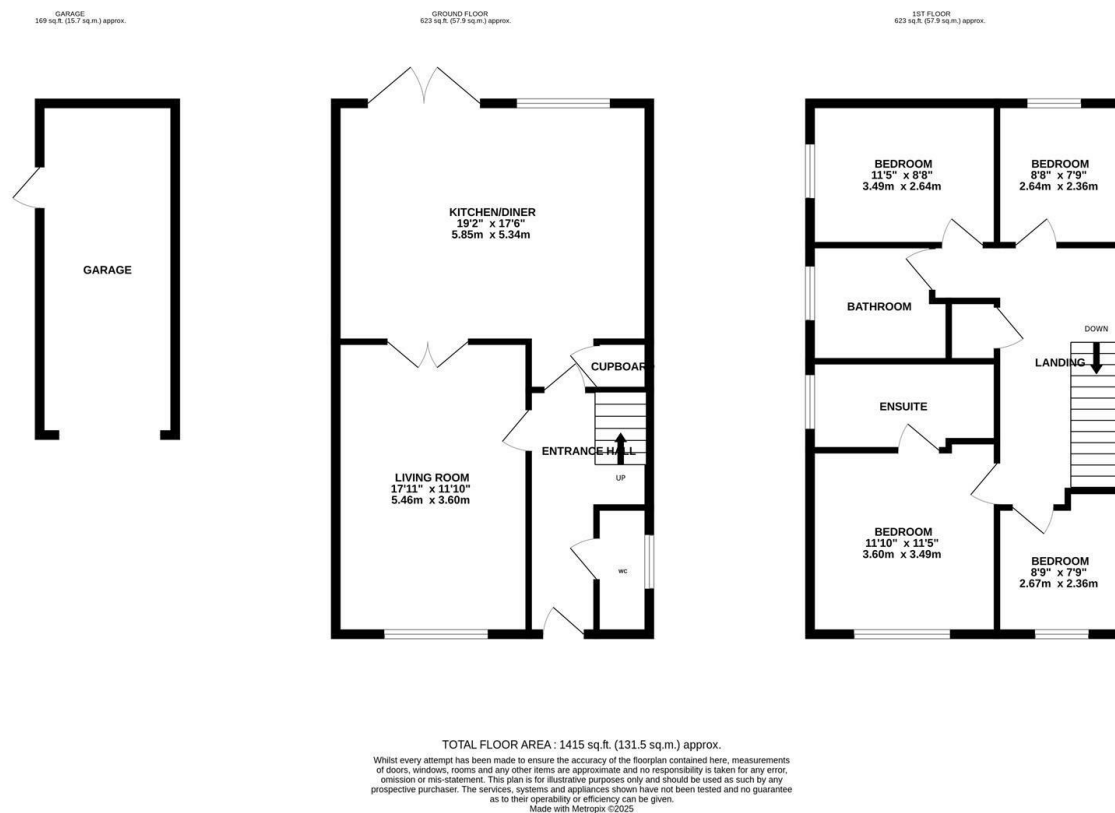






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**Energy Efficiency Rating**  
The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)



## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

## Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.