



## Wangford, Beccles

Offers In Excess Of £275,000

- No Onward Chain
- Fitted Kitchen / Dining Room
- Gas Central Heating
- Three Bedrooms
- Wood Burner
- Double Glazing
- Large Private Garden backing onto Fields
- Utility / W.C. / Insulated store
- EPC - D

# Norfolk Road, Wangford

A particularly well presented mid terrace three bedroom family home, with a large private garden and summer house, overlooking the neighbouring countryside in the ever popular village of Wangford. Situated approximately three miles from the renowned coastal town of Southwold, forming part of the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, the village is well served by; two public houses, general store, doctors surgery, vets, tennis courts, farm shop, allotments, village church and the Wangford community centre. Wangford is also on the doorstep of the Henham Estate, known for hosting the Latitude Festival.



Council Tax Band: A



## DESCRIPTION

Set back from the road behind a raised footpath, the property is approached via a gated picket fence opening into a delightful front garden with mature trees and shingle seating area. A spacious entrance hall with below stair storage leads to the sitting room and kitchen/dining room, with larder cupboard, fitted kitchen area with wood block work surfaces and fireplace with wood burning stove. To the first floor, there are three well proportioned bedrooms and a bathroom. To the rear is a paved courtyard with a brick storeroom which has been insulated, and a second store/utility room with W.C. and hand basin. A shared passageway leads to the large private garden, laid to lawn with mature shrubs and trees, with a splendid summer house complete with veranda and ladder to a loft deck. The garden backs onto open fields with great views over the neighbouring countryside. The accommodation with gas central heating and double glazing comprises:

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor with storage cupboard below.

### SITTING ROOM

Window to front elevation, built in shelving.

### KITCHEN/DINING ROOM

Fireplace with high mantel and shelves to one side. 'Hungry Penguin' stove from the Chilli Penguin Stoves range. Larder cupboard with shelves and gas central heating boiler. Range of fitted base and wall cupboards, with wood block work surfaces, polished stone upstands and integrated sink unit. Fitted electric oven and induction hob. Concealed fridge. Window and door opening to the courtyard.

## FIRST FLOOR

### LANDING

Bookshelves over the stairs.

### BEDROOM ONE

View over gardens to the fields to the rear, built in cupboard.

### BEDROOM TWO

Window to front elevation, built in cupboard and shelving.

### BEDROOM THREE

Window to front elevation, built in cupboard over stairs.

### BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C. Opaque window to rear elevation.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band A.

### SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

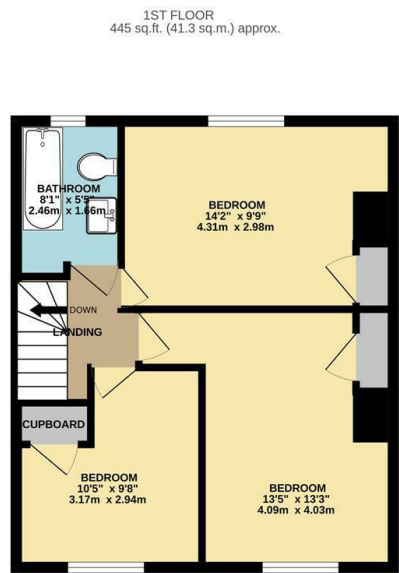
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)  
Tel: 01502 722253 Ref: 20613/RDB.

## 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 : 903 sq.ft. (83.9 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

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>86</b>
(69-80) <b>C</b>		<b>73</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			
<b>England &amp; Wales</b>		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)