



88 SOUTHWOLD ROAD

WRENTHAM, NR34 7JF



88 Southwold Road is a characterful grade II listed cottage, occupying a good size plot.

The home is located within the sought after coastal village of Wrentham, offering an abundance of accommodation and ample off road parking.

You enter the property into a spacious central hallway, providing access to all main accommodation of the home. Positioned to the front of the home is a good size reception room with feature fireplace, this room leads into two of the bedrooms. Bedroom two offering ensuite shower room and built in storage. Also leading on from the sitting room is a useful utility room and boot room, proving access directly into the rear garden.

Situated beyond this is a further reception room with direct access to the front garden of the home. This room offers a great entertainment space with cosy fireplace and velux windows. To the rear of the home, the kitchen if of particular note with a large traditional AGA and an intertwined country style and modern finish. A large set of french doors lead from the kitchen into the rear garden,

ideal for alfresco dining.

The ground floor accommodation is completed with two further bedrooms, principal bedroom with ensuite shower room and family bathroom.

The property additionally benefits from a useful standalone annex, which comprises of a spacious open plan with log burner, kitchenette area and shower room. Double doors lead into garden from the kitchen area.

The outside of the property consist of a large wrap around garden and car port with further off road parking.

Wrentham is located with good road links along the A12 and less than 5 miles from the coastal hotspot of Southwold. The village offers a number of shops, a doctor's surgery, public houses and very popular Cove Hithe beach.







TENURE-

Freehold

EPC- TBC

SERVICES

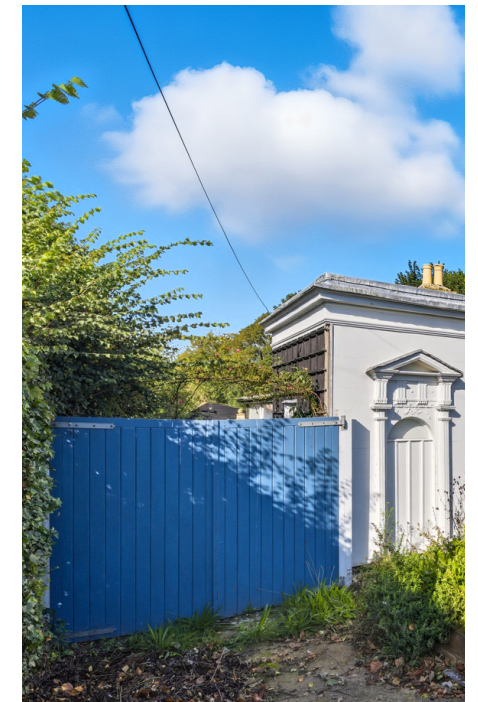
Mains services are connected.
(Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

VIEWING

Strictly by appointment with the agent's Southwold Office

LOCAL AUTHORITY

East Suffolk Council

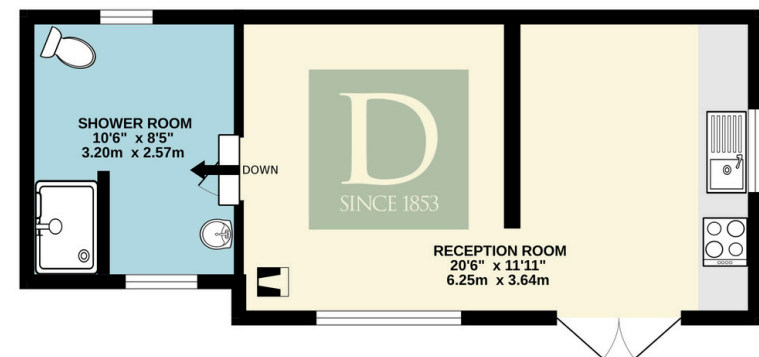




ANNEX



GROUND FLOOR
325 sq.ft. (30.2 sq.m.) approx.

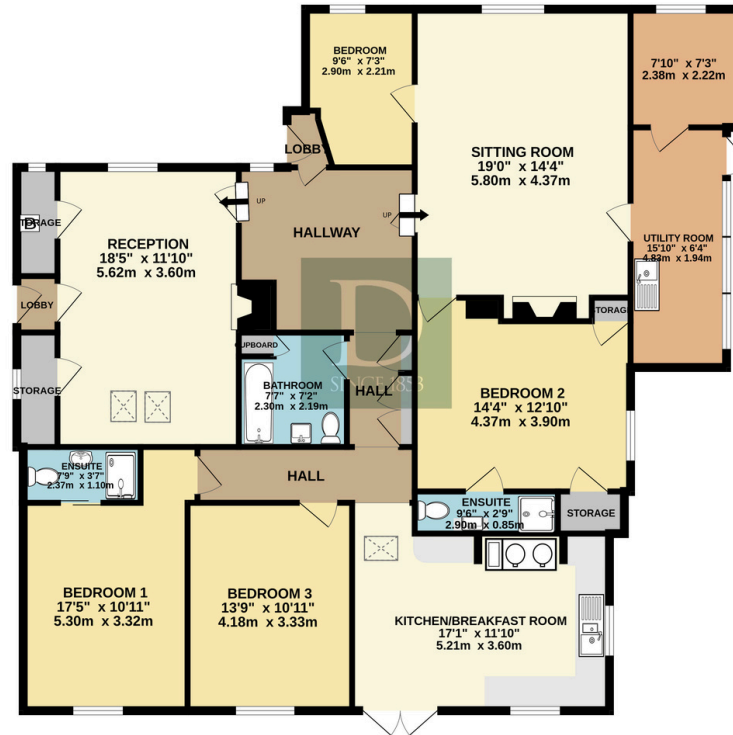


TOTAL FLOOR AREA : 325 sq.ft. (30.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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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FLOOR PLAN

GROUND FLOOR
1804 sq.ft. (167.6 sq.m.) approx.



TOTAL FLOOR AREA: 1804 sq.ft. (167.6 sq.m.) approx.
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