



THE WHITE HOUSE, CHAPEL LANE

WENHASTON, IP19 9DT



Situated in the popular village of Wenhaston, this detached cottage is one to view! Offering three bedrooms, generous size reception rooms and a good size garden to the rear!

Upon entering the property you are welcomed into the hallway, giving access to the sitting room and ground floor bedroom. This is a double bedroom with windows overlooking the front and side aspect of the property. The sitting room is to the rear of the property and benefits from a feature fireplace and sliding doors offering access to the garden. A further hallway area provides access to the ground-floor bathroom, which offers a basin and toilet and shower, and to the dining room. The dining room is a versatile space with feature fireplace and leads into the kitchen. The kitchen benefits from an in-built pantry for extra storage, as well as a range of worksurfaces and space for freestanding appliances and ample base units.

There are stairs to the first floor in both the kitchen and dining room. A further two double bedrooms are found on the first floor. The bedroom accessed via stairs from the kitchen offers a built-in wardrobe space as well as windows overlooking the front and side aspects of the property. The bedroom accessed via stairs from the dining room features views over the front aspect along with an ensuite bathroom with bath, basin and toilet.

Outside, off-road parking for several cars is available on a gravel driveway. Good size gardens are found to the front and rear of the property, both are laid to lawn and feature mature shrubbery. There is also a small outbuilding adjacent to the property, offering further storage space.

SERVICES MAINS WATER AND ELECTRICITY AND DRAINAGE ARE CONNECTED TO THE PROPERTY. HEATING IS PROVIDED BY WAY OF STORAGE HEATERS UPSTAIRS AND UNDERFLOOR HEATING DOWNSTAIRS (DURRANTS HAS NOT TESTED ANY APPARATUS, EQUIPMENT, FITTINGS OR SERVICES AND SO CANNOT VERIFY THEY ARE IN WORKING ORDER).

LOCAL AUTHORITY: EAST SUFFOLK COUNCIL – EPC – E

VIEWING STRICTLY BY APPOINTMENT WITH THE AGENT'S HALESWORTH OFFICE. PLEASE CALL 01986 872 553.



A green background with a small image of a house and the text "OFFERED NO ONWARD CHAIN".

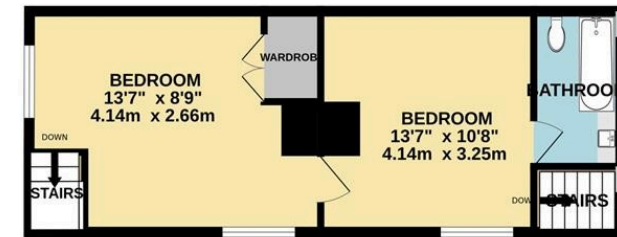
OFFERED  
NO ONWARD  
CHAIN

## FLOOR PLAN

GROUND FLOOR  
990 sq.ft. (92.0 sq.m.) approx.



1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 1373 sq.ft. (127.6 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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