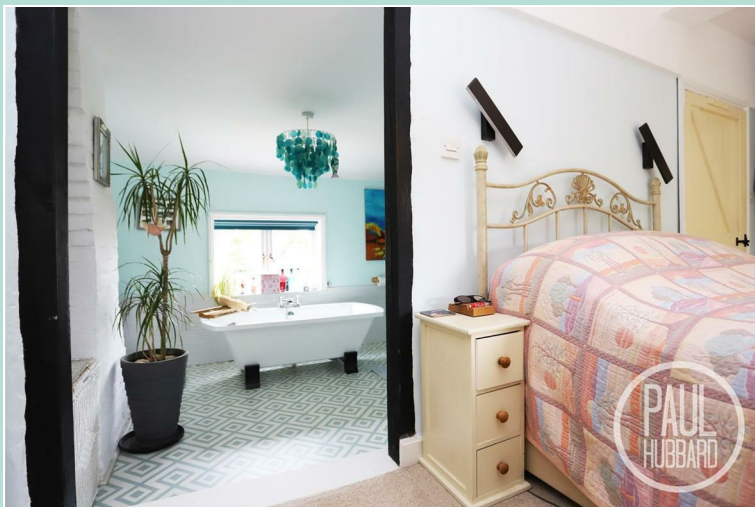


£425,000
Asking Price



London Road Wrentham, NR34 7HE

- Gorgeous cottage, a former bakery with a rich history
- Original period features
- Extremely well presented by the current owners
- 3 double bedrooms with luxury en-suite bathroom

- Open-plan kitchen with inglenook & central island
- Private West facing rear garden
- Converted outbuilding with home office & large workshop
- Off road parking for multiple vehicles plus a double cart lodge garage
- Centrally located in sought after village of Wrentham
- Excellent transport links by road & rail

**PAUL
HUBBARD**



Location

Wrentham is a charming Suffolk village full of character, community spirit, and everyday convenience. With a selection of local shops, welcoming pubs, and essential services, it offers a well-rounded lifestyle in a picturesque setting. The village is active and sociable, home to a bowls club, football team, and its own brass band, with local news and events shared through the popular "Wren Letter." Ideally located just half a mile from the unspoilt coast at Covehithe and close to the vibrant town of Southwold, Wrentham also benefits from excellent bus links to Norwich and beyond. As part of a conservation area, its architecture has been carefully preserved, giving the village a timeless charm that blends beautifully with modern living.

Entrance Hall

Composite entrance door to the front aspect, fitted carpet, stairs leading to the first floor landing, radiator and a door opens into the kitchen/ reception room.

Kitchen/ Reception Room

The open-plan kitchen and reception room provide ample space for a breakfast table and is currently used as an additional reception/snug area. This versatile layout can easily adapt to a variety of needs, creating a sociable, inclusive environment for entertaining guests while cooking.

Reception Room

3.53 x 3.06

Tile flooring, UPVC double glazed window to the front aspect, radiator, a door opens into the dining room and an opening leads through to the kitchen.

Kitchen

6.27 max x 3.85 max

A small step up from the reception room to the kitchen, comprises tile flooring, UPVC double glazed window to the rear aspect, base units, central island & fitted storage cupboards, oak & granite work surfaces, butler sink with mixer tap, spaces for an American style fridge-freezer & a Rangemaster style oven, radiator and doors opening to the rear garden, utility room, boot room & the sitting room.

Utility Room

1.55 x 1.43

Tile flooring, oak work surface, wall-mounted storage units, gas combi boiler, spaces for a washing machine & dishwasher and a door opens into the cloakroom.

Cloakroom

1.66 x 0.82

Tile flooring, extractor fan, part-tiled walls, toilet and a pedestal wash basin with hot & cold taps.

Dining Room

3.51 max x 4.22 max

Exposed floorboards, x2 UPVC double glazed windows to the front aspect, x2 radiators and UPVC French doors open to the rear garden.





Boot Room

3.86 max x 3.10 max

Ideal for bringing in pets, this space features stone flooring, UPVC double-glazed window to the rear aspect, radiator and a door leading out to the rear garden.

Sitting Room

5.23 x 3.98

Laminate flooring, x2 UPVC double glazed windows & a door to the front aspect, cast iron wood burner and a radiator.

Stairs leading to the First Floor Landing

Fitted carpet, UPVC double glazed sash window to the front aspect and doors opening to bedrooms 1-3 & the family bathroom.



Bedroom 1

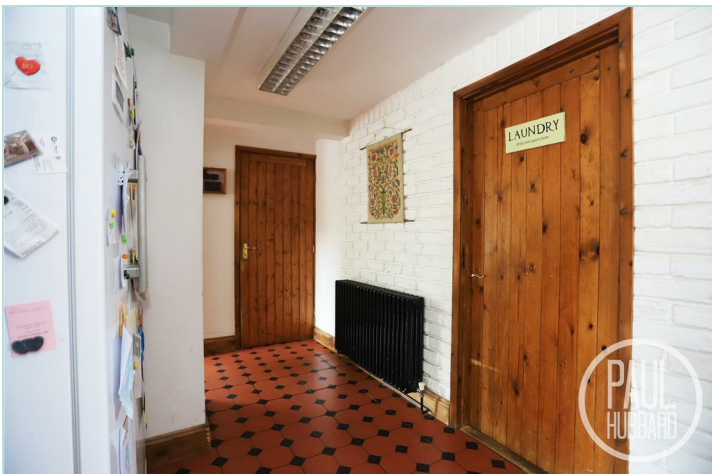
5.26 x 3.87

A door opens into the lobby for bedroom 1 with fitted carpet and steps leading up to the bedroom. Bedroom 1 comprises fitted carpet, radiator, consumer unit and an opening leading through to the en-suite bathroom.

En-suite Bathroom

4.52 max x 3.11 max

Steps down take you to the luxurious en-suite bathroom with vinyl flooring, UPVC double glazed window to the rear aspect, x2 heated towel rails, loft access, extractor fan, tile splash backs, toilet, a wash basin set into a vanity unit with storage drawers & a mixer tap, a freestanding bath tub with a mixer tap & a hand-held shower attachment and a mains-fed shower with both hand-held & rainfall heads, set into a large enclosure.



Bedroom 2

3.91 x 3.55

Fitted carpet, UPVC double glazed window to the rear aspect and a radiator.

Bedroom 3

3.53 x 2.99

Fitted carpet, UPVC double glazed window to the front aspect and a radiator.

Bathroom

2.36 x 1.99

Exposed & painted floorboards, UPVC double glazed obscure window to the rear aspect, heated towel rail, tile splash backs, extractor fan with light, toilet, wash basin set into a vanity unit with a mixer tap and a mains-fed shower with both hand-held & rainfall heads set into a large cubicle enclosure.

Rear garden

Beautifully landscaped and designed for enjoyment, the rear garden offers a manicured lawn, a paved patio ideal for entertaining, and well-stocked flower beds filled with vibrant plants and shrubs. Additional features include outdoor lighting, a water tap, and access to both the outbuilding and double garage.







Outbuilding

Accessed via a charming timber stable door, the entrance lobby features fitted carpet, recessed downlights, and leads to both the home office and workshop.

Home Office

5.40 max x 3.56 max

A stylish and fully insulated space, complete with fitted carpet, x2 UPVC double-glazed windows offering dual aspects, x2 electric radiators, ample power sockets, recessed lighting, consumer unit, dedicated internet and telephone lines — ideal for remote work or creative pursuits.

Workshop

7.70 max x 3.84 max

A generously sized, practical area featuring a UPVC double-glazed window to the side aspect, double doors opening directly out to the rear garden, fitted base units with timber work surfaces, shelving, power sockets, and lighting—perfect for storage, hobbies, or DIY projects.

Parking

To the side of the property, a spacious shingled driveway provides ample off-road parking for multiple vehicles, framed by raised planters and enclosed with a combination of panel fencing and brick walling. A gate offers secure access to the rear garden, while a wide opening leads to the double garage/carport (approx. 5.93 x 5.79) —equipped with lighting, power, water softener for the home, storage space, and a pedestrian door to the garden.

Agent Note

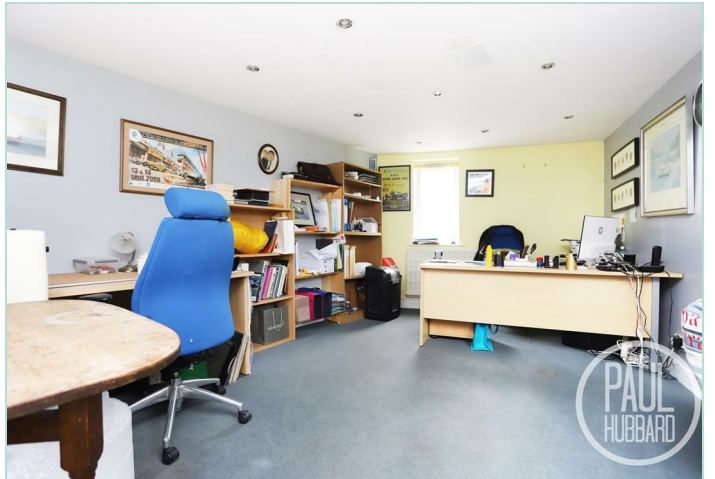
The front downstairs windows are equipped with voile roller blinds beneath the Roman blinds, offering an ideal balance of privacy and light control. This design allows natural light to filter in while ensuring complete privacy, allowing unobstructed views from the inside.

Financial Services

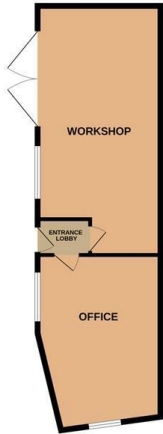
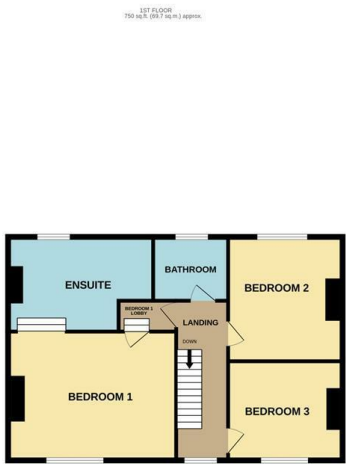
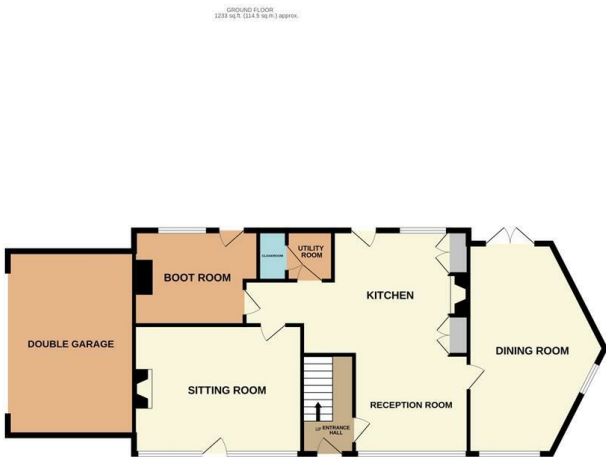
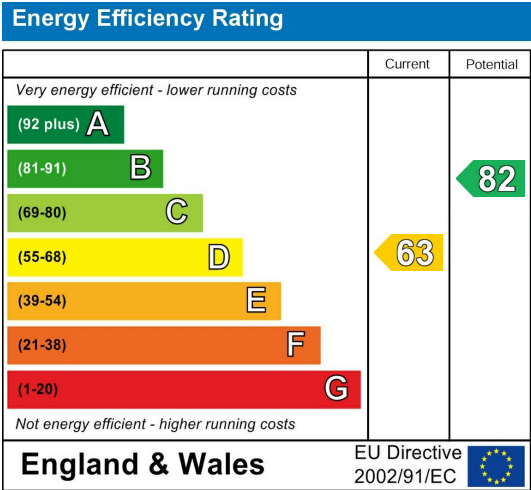
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Tenure: Freehold
 Council Tax Band: D
 EPC Rating: D
 Local Authority: East Suffolk Council



TOTAL FLOOR AREA : 2504 sq.ft. (232.6 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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