

£375,000
Asking Price



High Street Wrentham, NR34 7HD

- Semi-detached family home, full of character
- Set over 4 floors
- 4 double bedrooms, 2 with ensuite bathrooms
- Spacious sitting room
- Period features throughout
- Gas central heating
- Neutral decor throughout, ready to personalise and make your own
- Fully enclosed bi-sected garden
- Off road parking space & garage
- Close to local amenities & shops





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.



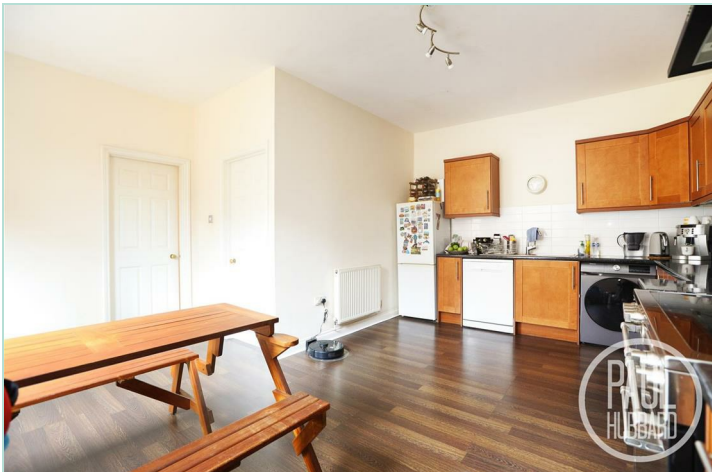
Porch Entrance

2.34 x 1.83 max

Large period door with stained glass window to the front aspect, opens into a welcoming entrance porch featuring tile flooring, radiator, space for storing coats & shoes and a door opening into the hallway.

Hallway

Fitted carpet, feature beams, radiator, under-stair storage cupboard and doors opening to the sitting room, dining room & cloakroom.



Sitting Room

5.64 x 5.00

Fitted carpet, secondary glazed sash window to the front aspect, x2 radiators and a period fireplace.

Cloakroom

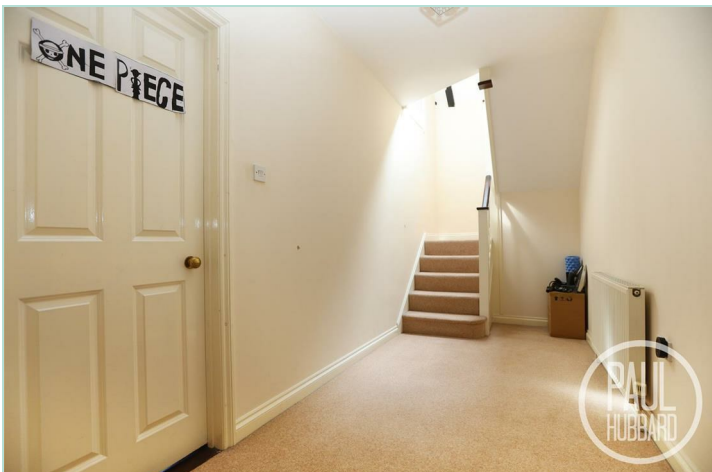
2.54 max x 1.93 max

Fitted carpet, secondary glazed sash window to the front aspect, radiator, feature beams, toilet, wall-mounted wash basin with hot & cold taps and tile splash backs.

Dining Room

3.55 max x 3.32 max

Fitted carpet, timber frame sash window to the rear aspect, feature fireplace, radiator and a door opening to the kitchen/ breakfast room.



Kitchen/ Breakfast Room

5.07 x 5.00

Laminate flooring, timber frame sash window to the rear aspect, x2 radiators, gas combi boiler (fitted 2022), units above & below, tile splash backs, extractor fan, spaces for a fridge-freezer, double oven, washing machine & dishwasher, built-in extractor fan and doors opening to the stairs which lead down to the cellar & another door to outside.



Cellar

A very large storage space, base units, laminate work surfaces, space for appliances, a small obscure window, consumer unit, electrical sockets and lights.

Stairs leading to the First Floor Landing

A generous landing space comprises fitted carpet, loft access, storage cupboard with double doors, radiator, doors opening to bedrooms 1-2 and stairs lead up to the second floor landing.

Bedroom 1

5.04 x 5.03

Fitted carpet, secondary glazed sash window to the front aspect, x2 radiators and a door opening into the ensuite bathroom.



Ensuite Bathroom

3.46 x 2.55

Fitted carpet, secondary glazed sash window to the front aspect, radiator, extractor fan, toilet, pedestal wash basin with hot & cold taps, panelled bath with a mixer tap & a hand-held shower attachment and tiled splash backs.

Bedroom 2

5.02 x 3.72

Fitted carpet, timber frame sash window to the rear aspect, x2 radiators and a door opens into the ensuite bathroom.



Ensuite Shower Room

3.61 x 2.64

Fitted carpet, timber frame sash window to the rear aspect, radiator, extractor fan, storage cupboard with double doors, toilet, pedestal wash basin with hot & cold taps, mains-fed shower set into a cubicle enclosure and tiled splash backs.

Stairs leading to the Second Floor Landing

Fitted carpet, Velux window, radiator, feature beams, loft access and doors opening to bedrooms 3-4 & the bathroom.

Bedroom 3

3.76 x 3.59

Fitted carpet, timber frame window to the rear aspect, radiator and feature beams.

Bedroom 4

4.19 x 2.93

Fitted carpet, timber frame window to the side aspect, radiator and feature beams.







Outside

The property is accessed via the main entrance at the front. A shared driveway runs along the side, providing access to the rear.

At the rear, there is a stoned driveway accessed through the shared entrance, leading to a garage. The garden, which is separate from the main house, is mainly laid to lawn and complemented by a variety of mature plants, trees, and shrubs. It is fully enclosed, offering privacy and a pleasant outdoor space. Steps lead up to the back door, which opens into the kitchen and breakfast room, allowing for convenient rear access.



Garage

5.14 x 2.39

Single garage with up-and-over door, equipped with lighting and power. Ideal for secure storage or convenient off-street parking.

Agent Note

Please note, this property is Grade II listed as per the statutory list of buildings of special architectural or historic interest in the United Kingdom. Any alterations or works to the property, internal or external, may require listed building consent in addition to standard planning permission. Prospective buyers are advised to consult with the local planning authority for guidance.

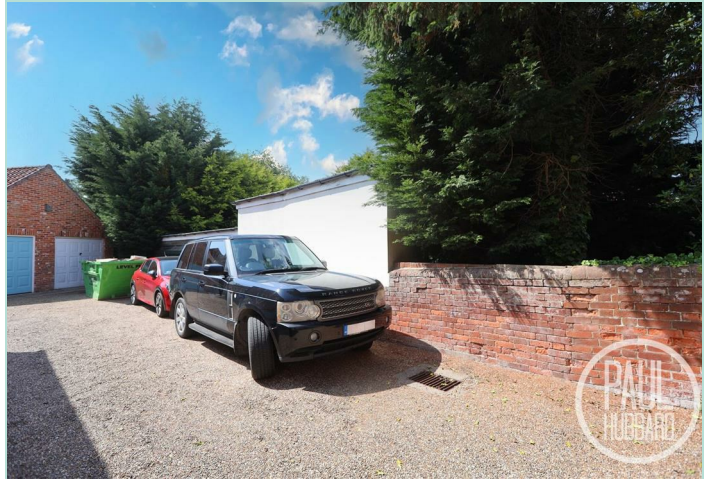
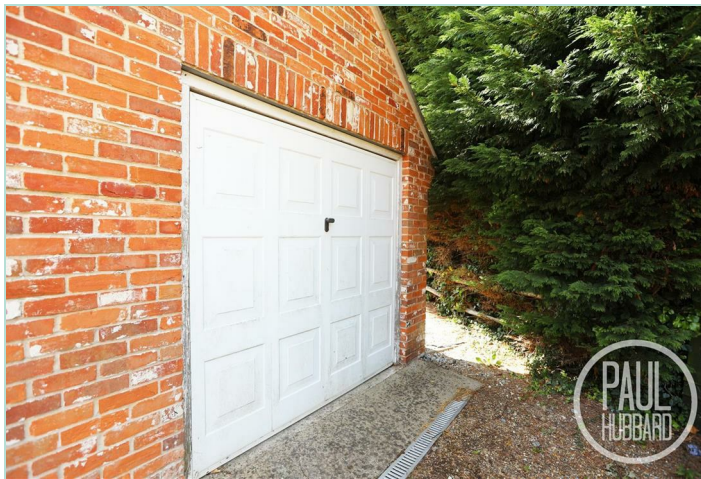


Financial Services

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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