Flick & Son
Coast and Country







Wrentham, Suffolk

Guide Price £260,000

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- Rear Living Room with Patio Doors and Wood Burner
- Driveway with Parking
- Three Bedroom Semi Detached Home
- Three Bedrooms off Landing
- Garage Partially Converted into Two Versatile Spaces
- Modern Kitchen with Integrated Hob and Oven
- Downstairs W.C & Upstairs Family Bathroom

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Meadowlands, Wrentham

Wrentham is a charming village located in the heart of Suffolk, offering a peaceful and picturesque setting while still being well-connected to nearby towns and cities. With its rich history and traditional architecture, the village provides a welcoming community atmosphere, ideal for those seeking a quieter pace of life. Local amenities include a selection of shops, pubs, and eateries, as well as excellent transport links to the nearby town of Beccles and the coastal areas of Southwold and Aldeburgh. Surrounded by beautiful countryside, Wrentham offers plenty of opportunities for outdoor activities, including scenic walks and nature trails. With its blend of rural tranquility and proximity to essential services, Wrentham is a highly desirable location for families and those looking to enjoy the best of village life.

3 2 1 B

Council Tax Band:





PURCHASE INCENTIVE
Cripps have introduced a new incentive called Cripps Bills Breather, to help cover the cost of living and utility bills. This incentive provided buyers with an allowance of £500 per month for 12 months, totalling a £6000 allowance upon legal completion.

DESCIPTION
A well-presented three-bedroom semi-detached home situated on the popular Meadowlands development in Wrentham, offering modern living with versatile outdoor space. The property is entered via a welcoming entrance hall, with the contemporary kitchen positioned to the front of the home. The kitchen features stylish wood-effect worktops, a built-in oven and hob, and ample space for additional appliances, making it both practical and attractive. To the rear, the spacious living room is filled with natural light and provides a comfortable setting for relaxing or entertaining. It benefits from patio doors opening directly onto the rear garden, a useful storage cupboard, and a charming wood burner that adds warmth and character. A convenient ground floor W.C. completes the downstairs accommodation. Upstairs, there are three well-proportioned bedrooms along with a family bathroom fitted with a modern three-piece suite, including a bath with shower over. Externally, the property offers a driveway with space for two vehicles. The garage has been thoughtfully converted, with the front section retained for storage, while the rear has been transformed into a versatile outbuilding, ideal for use as a home office, bar, gym, or games room. The rear garden is designed for low maintenance and enjoyment, featuring artificial grass and a concrete patio area, perfect for entertaining. This is an excellent opportunity to acquire a flexible and stylish home in a desirable location.

LIVING AREA
The living area is a bright and inviting space, positioned to the rear of the property and designed with both comfort and functionality in mind. Flooded with natural light, the room benefits from patio doors that open directly onto the rear garden, creating a seamless connection between indoor and outdoor living—ideal for entertaining or relaxing during warmer months. A charming wood burner serves as a focal point, adding warmth and character, while a useful storage cupboard enhances practicality. Overall, the living room offers a welcoming and versatile setting suited to modern family life.

KITCHEN
The kitchen is positioned to the front of the property and offers a modern, stylish space ideal for everyday use. Fitted with attractive wood-effect worktops, it combines practicality with contemporary design. There is a built-in oven and hob, along with ample space for additional appliances, ensuring the kitchen is both functional and well-equipped. With a thoughtful layout and plenty of work surface space, it provides a comfortable and efficient environment for cooking and dining.

BEDROOMS
The property offers three well-proportioned bedrooms, providing flexible accommodation to suit a range of needs. The main bedroom is a comfortable double, while the remaining rooms are ideal for children, guests, or alternatively a home office. Each room benefits from a pleasant outlook and offers ample space for bedroom furnishings, creating light and practical living areas throughout.

BATHROOM & W.C
The property benefits from both a convenient ground floor W.C. and a well-appointed family bathroom upstairs. The W.C. is ideally located for guests and everyday use, adding to the practicality of the home. Upstairs, the family bathroom is fitted with a modern three-piece suite, comprising a bath with shower over, wash hand basin, and W.C. The space is designed to be both functional and comfortable, serving the needs of a busy household.

OUTSIDE
Externally, the property offers a driveway providing off-road parking for two vehicles. The garage has been partially converted to enhance versatility, with the front section retained as a useful storage area, while the rear has been transformed into a flexible outbuilding—ideal for use as a home office, bar, gym, or games room To the rear, the garden has been designed with low maintenance in mind, featuring artificial grass and a concrete patio area, creating an ideal space for outdoor dining and entertaining.

TENURE
Freehold

OUTGOINGS
Council Tax Band C

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.

VIEWING ARRANGEMENTS
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant









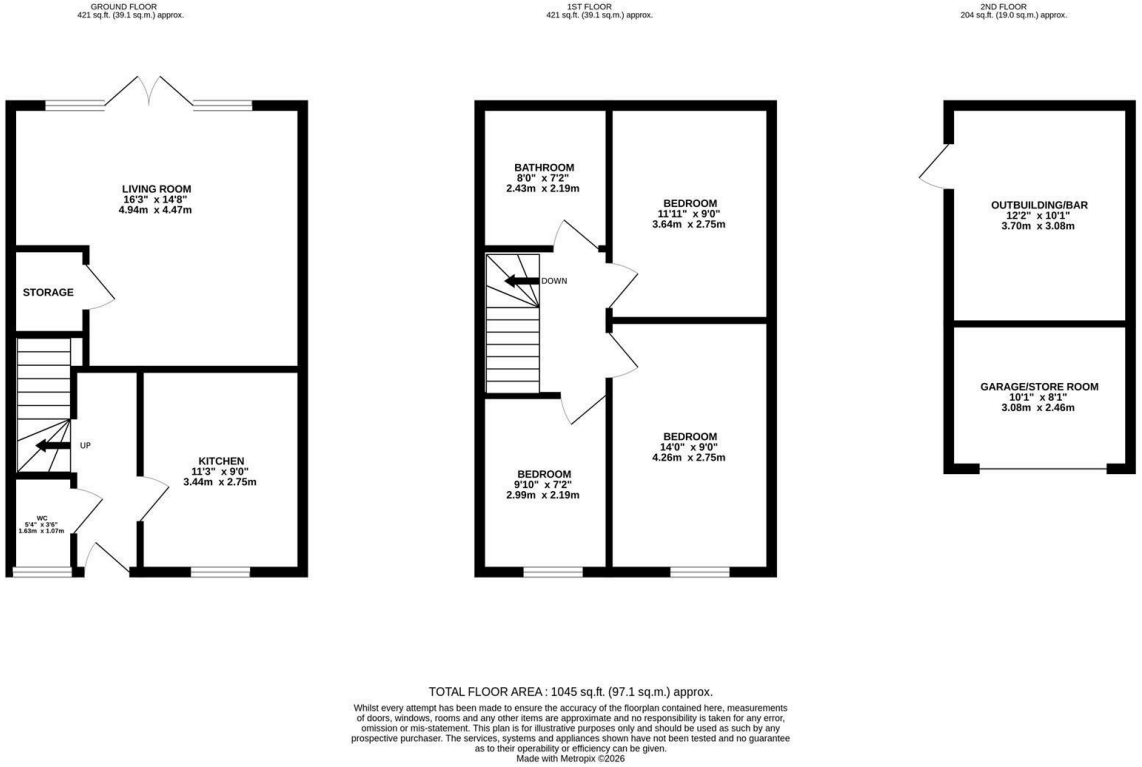












TOTAL FLOOR AREA : 1045 sq.ft. (97.1 sq.m.) approx.

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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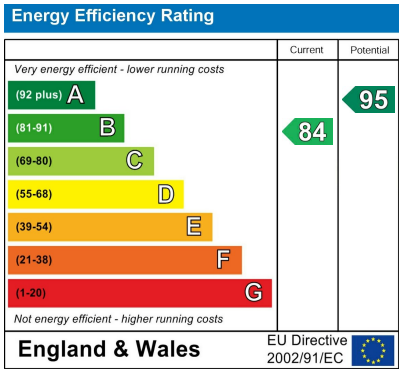


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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