



BIRDS NEST
HILL ROAD WANGFORD NR34 8AR



Detached Bungalow with Exceptional Potential in Coastal village of Wangford

Situated in the heart of the highly sought-after village of Wangford, this detached bungalow presents an exciting opportunity for buyers looking to create a home to their own specification. The property occupies a generous plot with front and rear gardens, off-road parking, and a single garage, and offers well-proportioned accommodation throughout.

Internally, the bungalow extends to approximately 1,162 sq ft (108 sq m) and is arranged around a central hallway. There is a spacious sitting room measuring over 22 ft, enjoying plenty of natural light and offering excellent potential for a comfortable main living space. The kitchen is of good size and provides scope for reconfiguration or opening into adjacent areas, subject to the necessary consents.

The property currently offers three bedrooms, including a larger principal bedroom and two further rooms ideal for a number of uses. The third bedroom is accessed from the second bedroom and has a single door leading into the rear garden. A shower room and separate cloakroom complete the

internal layout. Outside, the bungalow benefits from front and rear gardens, offering privacy and great space for potential. A single garage and off-road parking further enhance the practicality of the property. While the bungalow requires renovation and modernisation, it represents a rare chance to add value in a desirable coastal location, close to local amenities, countryside walks, and the Suffolk coastline.

Wangford is a charming village just a short drive from Southwold. With its popular pub, vets, shop and farm shop, it offers a welcoming community with regular events and excellent access to the A12.

TENURE- FREEHOLD

LOCAL AUTHORITY

East Suffolk Council. Band D

SERVICES

Mains services are connected. Oil Central Heating (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.



3



1



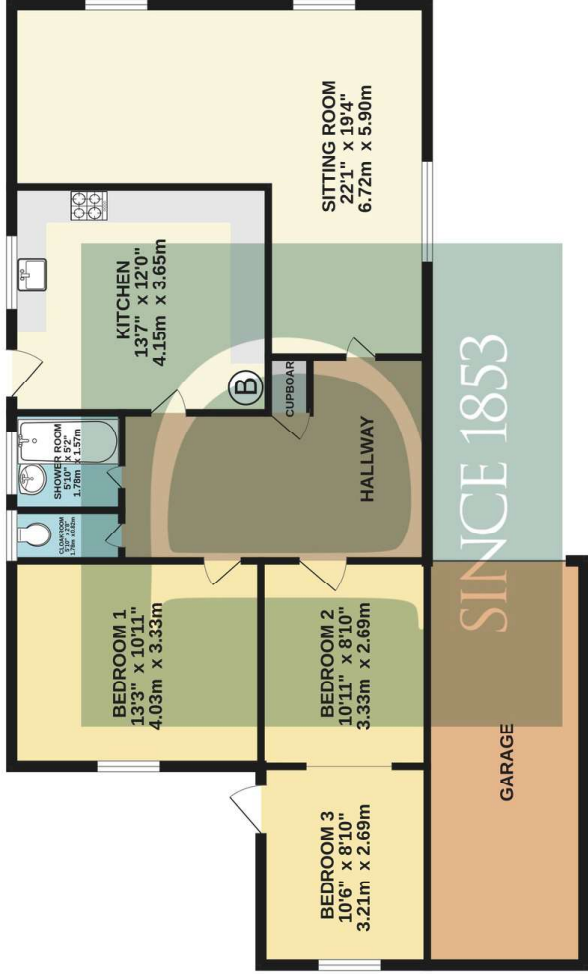
1



F



GROUND FLOOR
1162 sq.ft. (108.0 sq.m.) approx.



TOTAL FLOOR AREA: 1162 sq.ft. (108.0 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the 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 purchaser must satisfy themselves by inspection or otherwise as to their suitability or efficiency can be given.
Issue with Metropix 12/2020

IMPORTANT NOTICE

Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

CONTACT US

Durrants, 98 High Street, Southwold,
Suffolk, IP18 6DP

Tel : **01502 723292**

Email : **southwold@durrants.com**

