



Southwold Road | Wrentham | Beccles | NR34 7JF

**Price Guide £600,000**

**DURRANTS**  
SINCE 1853

## Key features

- No Onward Chain
- AGA
- Annex
- Spacious Accommodation
- Off Road Parking
- Grade II listed



## Description

Four bedroom detached lodge house in Wrentham

The Lodge, 88 Southwold Road is a unique and characterful Grade II listed home on a generous plot - the oldest parts of which were originally the entrance lodge to Wrentham House.



## Directions





## Floor plans

GROUND FLOOR  
1804 sq.ft. (167.6 sq.m.) approx.



**TOTAL FLOOR AREA:** 1804 sq.ft. (167.6 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 condition or working order can be given.  
Made with Metrix v2.025

The figure shows a horizontal scale for energy efficiency ratings. The scale is color-coded and ranges from 'Very energy efficient - lower running costs' on the left to 'Not energy efficient - higher running costs' on the right. The scale is divided into seven segments, each representing a range of scores and a corresponding letter grade:

- (92 plus) **A** (dark green)
- (81-91) **B** (medium green)
- (69-80) **C** (light green)
- (55-68) **D** (yellow)
- (39-54) **E** (orange)
- (21-38) **F** (dark orange)
- (1-20) **G** (red)

Below the scale, the text 'Not energy efficient - higher running costs' is written in a smaller font.



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