



5 High Street, Wrentham

Beccles



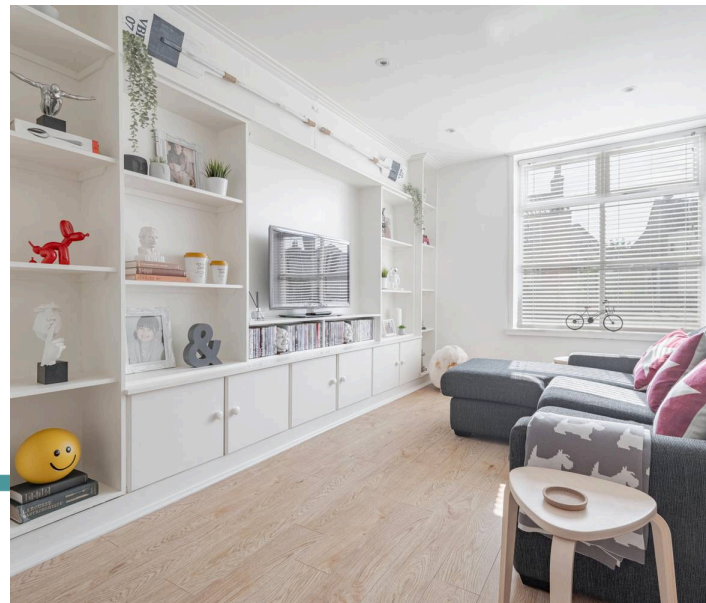
Minors & Brady

## 5 High Street

Wrentham, Beccles

Occupying a prominent position within the heart of the desirable village of Wrentham, this beautifully presented three-bedroom home offers deceptively spacious accommodation extending to over 2,300 sqft, including a substantial garage and extensive storage areas. Modernised throughout whilst retaining a warm and welcoming feel, the property combines generous living space, practical outbuildings and secluded gardens to create a highly versatile home suited to a range of lifestyles.

Conveniently positioned within easy reach of local amenities and the Suffolk coastline, it presents an excellent opportunity for families, professionals and those seeking a village setting.



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Wrentham, Beccles

- Beautifully presented period home combining character features with stylish contemporary interiors
- Three generous double bedrooms, including a spacious principal bedroom with modern ensuite shower room
- Two versatile reception rooms providing excellent space for both everyday living and entertaining
- Recently fitted contemporary kitchen with ample storage and workspace
- Separate utility room offering additional practicality and household storage
- Modern family bathroom complemented by the ensuite to the principal bedroom
- Double-length garage and a range of useful outbuildings providing exceptional storage or workshop potential
- Attractive courtyard area leading to extensive secluded gardens, creating a wonderful outdoor setting
- Prominent village centre position in the heart of Wrentham, within easy reach of local amenities and the Suffolk coastline



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Wrentham, Beccles

## Location

Positioned in the heart of Wrentham, High Street enjoys a desirable village setting on the edge of the Suffolk Heritage Coast. Wrentham offers a range of everyday amenities including a village shop, cafés, public houses, and a well-regarded primary school, all contributing to its strong community feel. The village is ideally placed between Southwold and Lowestoft, providing convenient access to a wider selection of shops, restaurants, and leisure facilities.

The surrounding area is known for its attractive countryside and coastal scenery, with nearby beaches at Covehithe, Southwold, and Benacre offering excellent opportunities for walking and outdoor recreation. Excellent road links connect the village to neighbouring towns and villages, while the nearby market town of Halesworth provides rail services to Ipswich and onward connections to London. This sought-after location combines village charm with easy access to both the coast and everyday amenities.

## High Street

The accommodation is arranged around a practical and flexible layout, with the kitchen and utility room providing an excellent everyday entrance into the home. The recently fitted kitchen has been finished in a contemporary style and offers generous worktop space, ample storage and room for appliances, while the adjoining utility room provides additional practicality for laundry and household storage.



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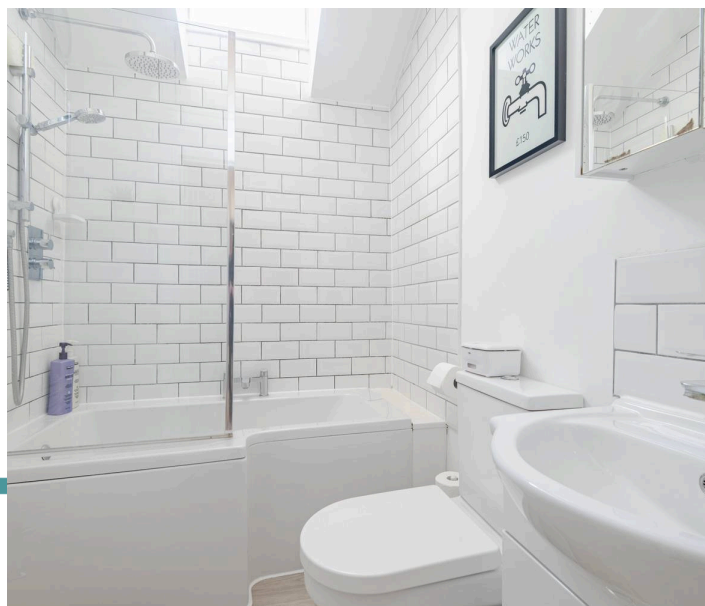
Wrentham, Beccles

At the heart of the property sits a spacious dining room, creating a natural hub for family life and entertaining. From here, access is provided to two separate reception rooms, both offering excellent flexibility. One serves as a comfortable everyday sitting room, while the second provides further living space that could be utilised as a family room, snug, home office or hobby room depending on individual requirements. The layout allows for both sociable open living and quieter, separate spaces when desired.

Completing the ground floor is a generously sized family bathroom, conveniently positioned to serve both residents and guests.

The first floor accommodation comprises three well-proportioned double bedrooms, all offering comfortable and versatile living space. The principal bedroom benefits from the added convenience of a private en suite shower room, while the remaining bedrooms provide ample space for family members, guests or home working arrangements. The generous proportions throughout ensure the home can adapt to a variety of needs.

Outside, the property continues to impress with a courtyard area leading through to extensive, secluded gardens that provide a wonderful setting for outdoor entertaining, gardening and relaxation.



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Wrentham, Beccles

Mature planting, established boundaries and well-maintained lawns create a strong sense of privacy, while the substantial outdoor space offers plenty of room to enjoy throughout the seasons.

A particularly notable feature is the impressive garage, measuring approximately 19ft by 18ft, alongside a series of adjoining storage rooms. Together, these spaces provide exceptional versatility and could suit a wide range of uses, including workshop space, hobbies, storage or potential for further enhancement, subject to any necessary consents.

Combining generous accommodation, contemporary presentation, extensive gardens and outstanding practical additions, this attractive village home presents a rare opportunity to acquire a substantial property in one of Suffolk's most sought-after village locations.

## Agents Notes

Freehold, connected to all main services.

Council tax band - C



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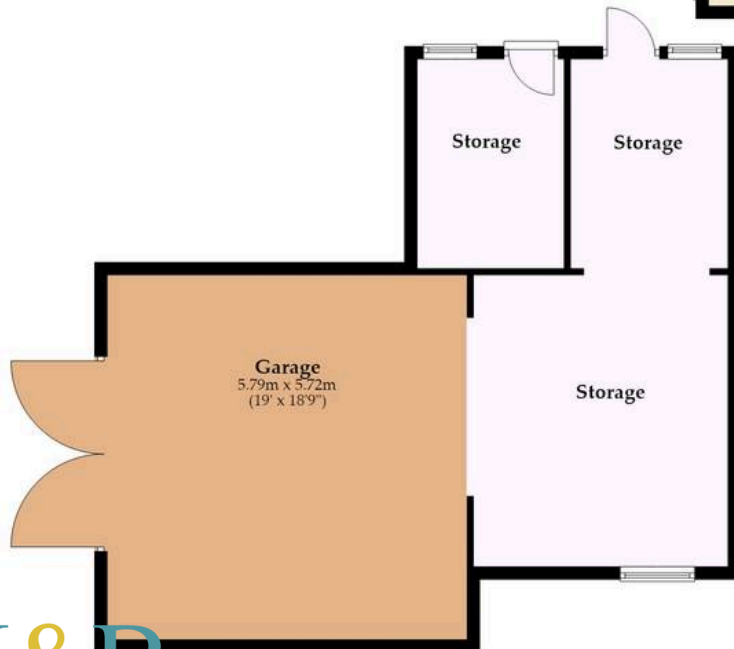
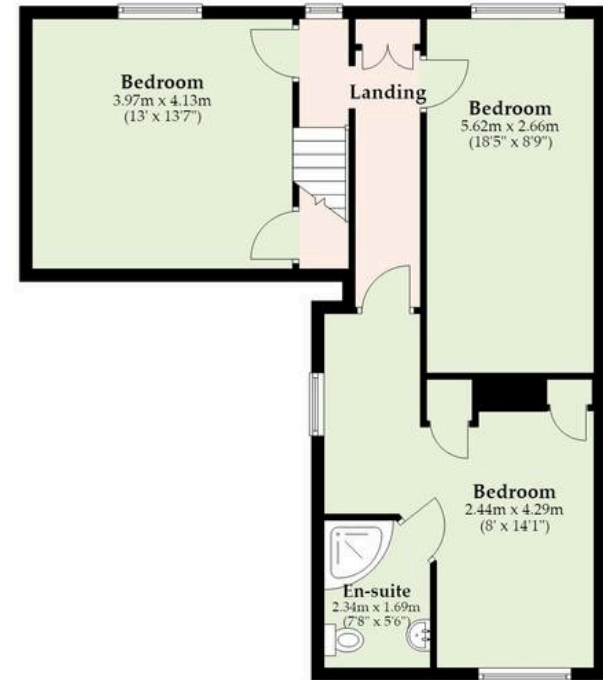
### Ground Floor

Approx. 151.9 sq. metres (1635.4 sq. feet)



### First Floor

Approx. 62.2 sq. metres (669.4 sq. feet)



Total area: approx. 214.1 sq. metres (2304.8 sq. feet)

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.  
Plan produced using PlanUp.

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