



2 GORSE VIEW  
WESTLETON, HALESWORTH, IP17 3BW





This spacious detached home, featuring three/four bedrooms, offers ample off-road parking and boasts a generously sized garden. Filled with natural light, the property provides a bright and airy atmosphere throughout. Situated in the sought-after village of Westleton, this home is certainly one to view!

As you enter the property through the front door, you're greeted by a central hallway. To the left there is a spacious sitting room, with a fireplace housing a multifuel burner, serving as the focal point. This room offers views of both the front and side of the property. At the rear of the sitting room, you'll find bedroom four, which could also function as an office or additional living space. Conveniently located in the hallway is a WC with a toilet and basin. The open-plan kitchen/dining area serves as the heart of the home, providing a fantastic space for family life or entertaining. The kitchen is well-equipped with ample storage and integrated appliances. Adjacent to the dining area is a large conservatory, offering an ideal spot to enjoy the garden. On the first floor, there is a spacious landing with the added benefit of an airing cupboard.

The master bedroom is generously sized and features two built-in wardrobes and an ensuite, complete with a bath, shower, basin, and toilet. Bedroom two is also a double, while bedroom three is a smaller double or single room. The family bathroom includes a bath with a shower, basin, and toilet.

Outside, located at the rear of the property, there is a single garage and parking space for several cars. The garden wraps around the property, mostly laid to lawn, with a patio area at the rear. Overall, this well-presented home is situated in a popular village and is ready to move straight into!

TENURE - Freehold

EPC -F

SERVICES Mains water, drainage and electricity are connected. Heating is provided for by way of gas central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

LOCAL AUTHORITY: East Suffolk Council – Band E

VIEWING Strictly by appointment with the agent's Halesworth office. Please call 01986 872 553.

DURRANTS BUILDING CONSULTANCY Our Building Consultancy Team will be happy to provide advice to prospective buyers on planning applications, architectural design, building regulations, and project management - please contact the team directly.



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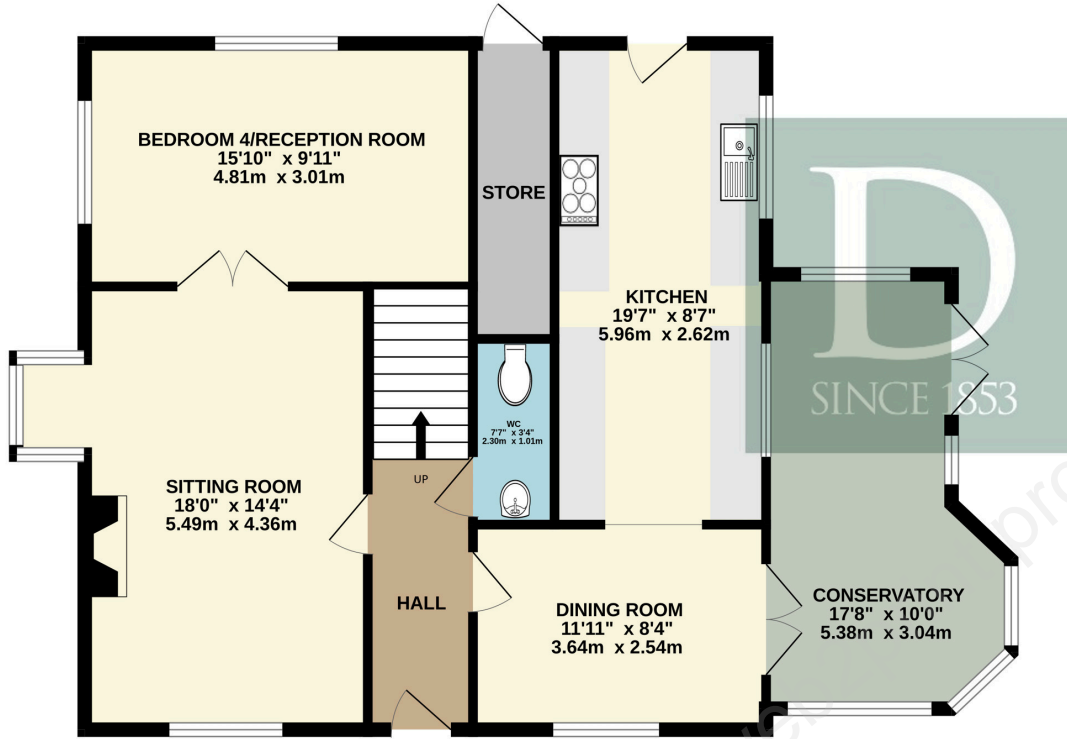




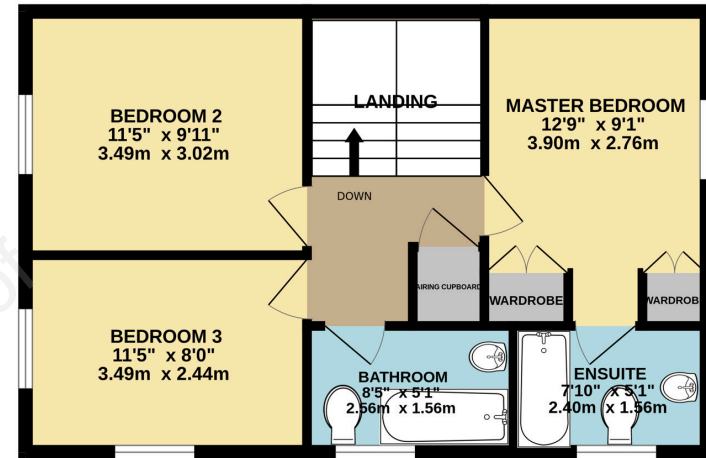
POPULAR  
VILLAGE  
LOCATION

FLOOR PLAN

GROUND FLOOR  
926 sq.ft. (86.0 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1423 sq.ft. (132.2 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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