



St. Helena, Westleton, Dunwich

Guide Price £625,000

- DUNWICH FOREST
- 4 DOUBLE BEDROOMS
- uPVC DOUBLE GLAZING
- 1/3 ACRE (STM)
- OPEN-PLAN KITCHEN
- MATURE GARDENS, GARAGE & OUTBUILDINGS
- EXTENDED
- CLK/RM, BATHROOM & ENSUITE
- NO ONWARD CHAIN

St. Helena, Westleton, Saxmundham IP17 3ED

Idyllic secluded location, this 4 double bed EXTENDED home is set within Dunwich Forest on 1/3 acre (STM). Offered for sale with NO CHAIN; well-proportioned living accommodation & ready to MOVE INTO...

Situated within the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty, No.3 St. Helena occupies an idyllic and tranquil position bordering Dunwich Forest, on the outskirts of Dunwich and Westleton. The property is approached along an unmade Forestry Commission track & is set on 1/3 acre (STM) of mature gardens. BOASTING OPEN-PLAN living with 2 / 3 receptions, kitchen / breakfast room & 4 DOUBLE bedrooms; cloakroom / WC, bathroom & ENSUITE. uPVC double glazing & electric heating throughout. Off road parking for several vehicles, outbuildings & GARAGE...



Council Tax Band: D



HALLWAY

Room to leave your outdoor wear; laminate flooring, uPVC double glazed windows, radiator, power points and stairs up to the first floor.

CLOAKROOM / WC

Pedestal basin and WC; vinyl flooring, heated towel radiator and extractor.

LOUNGE

5.61m x 3.93m (18'4" x 12'10")

Double aspect with uPVC double glazed window to the rear and French double doors opening out to the gardens. Laminate flooring, radiator, TV, power points and cast iron burner; double doors to...

BREAKFAST ROOM

5.21m x 1.99 (17'1" x 6'6")

Tiled flooring, larder cupboards and breakfast bar with granite worktop; radiator and power points. Internal door into the hallway and large openings into the dining room and the...

KITCHEN

5.08m x 3.09m (16'7" x 10'1")

Spacious and open-plan with wooden wall and base units with granite worktops; inset sink / drainer and integral appliances include dishwasher, fridge / freezer, 2 electric ovens and hob with extractor fan over. Tiled flooring, uPVC double glazed window, power points and not forgetting the large glass skylight that enjoys natural light by day and the stars by night; part uPVC double glazed door to the rear garden.

DINING ROOM

3.97m x 3.62m (13'0" x 11'10")

Whether the snug or your official dining room; laminate flooring, uPVC double glazed window, radiator, power points and original working fireplace with wooden mantel.

THE OLD PORCH CUPBOARD

Originally the front entrance to the home however, now a rather handy cupboard that houses the consumer unit.

FIRST FLOOR - LANDING

Carpeted stairs up to the first floor and doors to all bedrooms, bathroom and handy built-in storage.

BEDROOM 1

4.31m x 3.93m (14'1" x 12'10")

Double bedroom with double aspect to the rear and side garden. Fitted carpet, uPVC double glazed windows, radiators, TV, power points and door to...

ENSUITE

1.73m x 1.67m (5'8" x 5'5")

White suite comprises a vanity unit with inset basin, WC and double cubicle with mains power shower. Vinyl flooring, uPVC double glazed window, heated towel rail and extractor.

BEDROOM 2

4.33m x 3.01m max (14'2" x 9'10" max)

Double bedroom with front aspect through the uPVC double glazed window, radiator and power points.

BEDROOM 3

3.25m x 2.78m max (10'7" x 9'1" max)

Double bedroom with uPVC double glazed windows to the front and side of the home. Fitted carpet, radiator and power points.

BEDROOM 4

2.93m x 2.57 (9'7" x 8'5")

Fitted carpet, uPVC double glazed window, radiator, power points and loft access in situ.

BATHROOM

White suite comprises a vanity unit with inset basin, WC and bath with screen and electric shower. Vinyl flooring, opaque uPVC double glazed window, heated towel rail and extractor fan.

OUTSIDE

Set on 1/3 Acre (STM) the laid to lawn gardens have direct access to the Forest, the gardens boast an array of plants, flowers, shrubs, trees and inset pond. Veggie plot and greenhouse provide the place to grow your own whilst the summer houses with power give a multitude of purposes. Driveway & hardstanding; Brick GARAGE with vehicular up and over door, light and power points. Brick outbuildings adjoined to the main house give storage, houses the pressurised hot water unit and has the convenience of a WC along with space & plumbing for a washing machine.

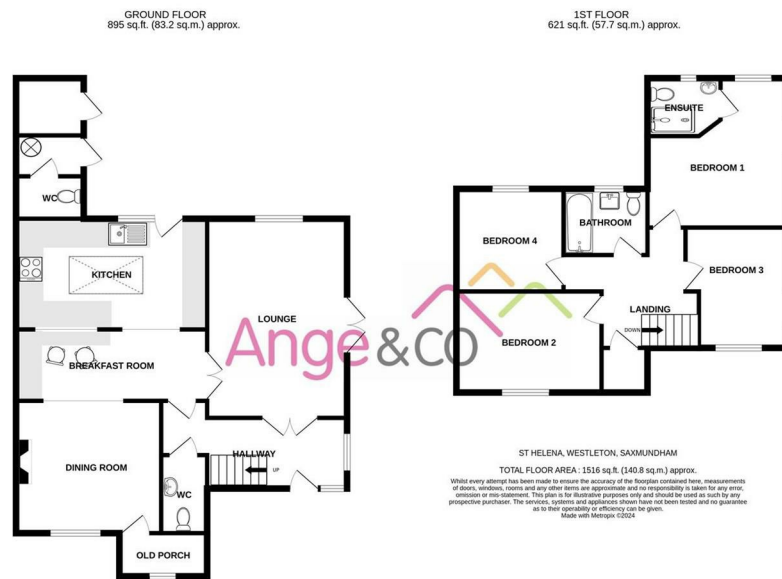
FREEHOLD TENURE

EAST SUFFOLK COUNCIL - TAX BAND D

ENERGY PERFORMANCE - RATING D

FULL OPTIC FIBRE BEING INSTALLED JUNE

MAINS WATER & SEPTIC TANK SEWAGE



Dunwich Forest is managed by the Forestry Commission, the surrounding woods link into beautiful areas of marshland and wetland. Further afield, RSPB Minsmere nature reserve (5.1 miles). Classified as a Site of Special Scientific Interest, its 2,500 acres are home to exceptional wildlife.

Dunwich (1.4 miles) formerly an important harbour town and capital of the Kingdom of the East Angles; today, it is best known for its beautiful sandy beach, fine walks and the reputable public house 'The Ship'.

Westleton (2.6 miles) is a quintessential pretty village with an attractive village green & host of amenities.