



Westleton, Suffolk

Guide Price £490,000

- Close to Common
- No onward chain
- Desirable family home
- Quiet Lane
- Oil central heating
- EPC - E
- Sought after village
- Requires updating
- Rental guide price - £1,250pcm (updated)

Mill Street, Westleton

A spacious individual detached village house situated in a quiet lane close to the common in this most popular of Suffolk coastal villages.



Council Tax Band: E



DESCRIPTION

An attractive detached family home set in this quiet lane leading from the centre of the village to the common. The accommodation with oil fired central heating features; Entrance porch leading to a hallway and cloakroom, two double aspect reception rooms overlook and open to the garden. A breakfast room leads to the kitchen and a lean-to side porch/utility with doors to front and rear gardens. On the first floor the landing leads to a dressing room and principal bedroom overlooking the gardens. Two further bedrooms and a shower room complete the accommodation. Outside; a parking area has a five bar gate opening to a narrow driveway, a further hand gate opens to the front garden and pathway to the entrance porch. The gardens wrap around the property, laid to lawn with mature trees, shrubs and hedgerow. To the rear is a paved area adjacent to timber garden shed and screened oil tank. To the side is a summerhouse, greenhouse and vegetable garden.

LOCATION

The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham and only just over two miles east of the A12. Set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.

ACCOMMODATION

ENTRANCE PORCH

Opaque entrance doors.

HALL

Staircase to first floor. Cloaks cupboard. Wood block floor.

CLOAKROOM

Hand basin and W.C.

DINING ROOM

A double aspect room overlooking front and rear gardens. Stone open fireplace. Wood block floor.

SITTING ROOM

Window overlooking front garden and deep bay with patio doors opening to the side garden.

BREAKFAST ROOM

Deep window overlooking the rear. Fitted base unit with work surface and drawers below. Archway to:

KITCHEN

Range of fitted base and wall cupboards, work surfaces, single drainer sink unit, fitted electric oven and hob. Built in larder cupboard. Oil central heating boiler. Windows to front and rear.

LEAN-TO

Timber and glazed with entrance doors to front and rear. Base unit and work surface, plumbing for washing machine.

FIRST FLOOR

LANDING

Window to rear.

DRESSING ROOM

Window to rear. Door to:

BEDROOM

Windows overlooking the front and side gardens. Hand basin with cupboard below.

BEDROOM

Window to rear. Hand basin with cupboard below. Airing cupboard.

BEDROOM

Window to front. Built in cupboard.

SHOWER ROOM

Suite comprising shower cubicle, hand basin and W.C. Heated towel rail, window to front.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E. Details can be obtained from the East Suffolk Council.

VIEWING

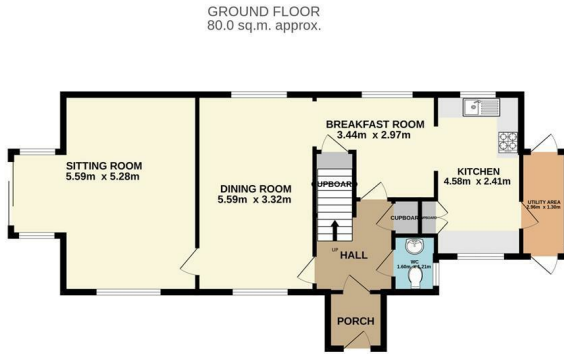
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20270/RDB.

FIXTURES & FITTINGS

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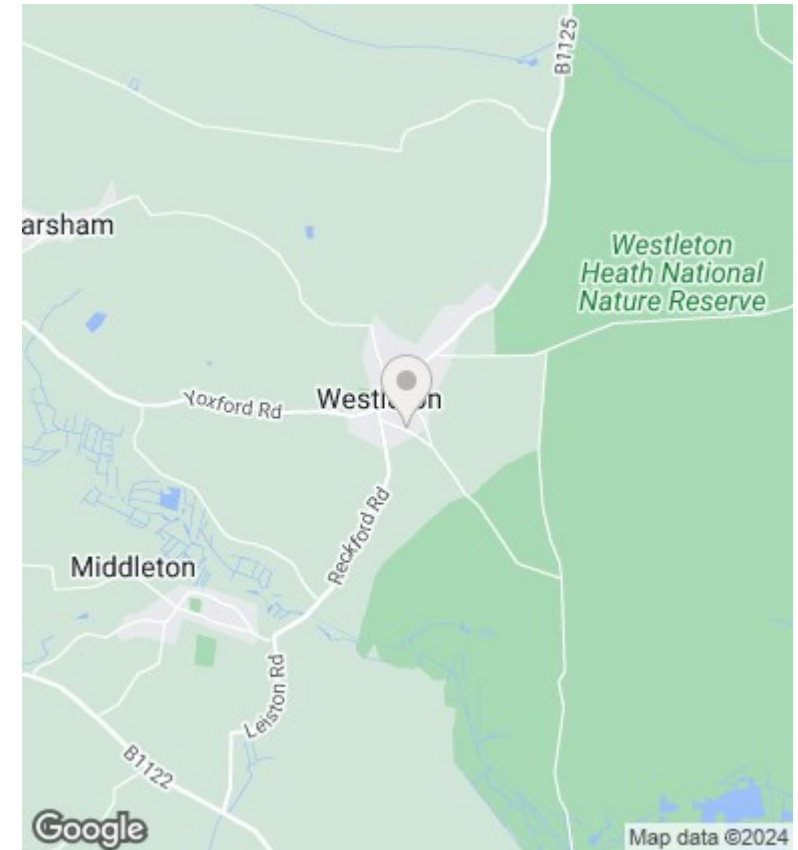






TOTAL FLOOR AREA : 150.1 sq.m. approx.

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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Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	48	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com