



Walberswick, Suffolk

Offers In Excess Of £875,000

- No Onward Chain
- Four Bedrooms
- South-West Facing Garden
- EPC - Awaiting
- Fitted Kitchen/Dining Room
- Two Ensuites
- Woodburner
- Snug/Study
- Utility & Cloakroom
- Underfloor Heating

Stocks Lane, Walberswick

Stocks Lane is situated towards the southern edge of the village on a private road, which leads to a footpath which travels across the marshes to Walberswick beach and toward the RSPB Reserve at Minsmere. Walberswick is a particularly popular coastal village situated south of the Blyth Estuary and forming part of the Suffolk Heritage Coast, a designated Area of Outstanding Natural Beauty. The village has two public houses, an excellent general store and is well known for its sandy beach and splendid walks based around the Blyth Valley and surrounding countryside.



Council Tax Band: F



DESCRIPTION

Stocks Studio is one of a pair of exceptional semi-detached properties dating from 2007. Peacefully located towards the southern edge of the village of Walberswick and constructed of principally rendered elevations with cedar wood cladding below a mono pitched zinc covered roof, and featuring double glazing, oil fired central heating with underfloor system to the ground floor. Entering the property via the wide storm porch to a spacious entrance hall and staircase rises to the spacious galleried landing lit by an array of double glazed roof lights. The fitted kitchen/dining room with granite work surfaces, integrated appliances and French doors opening to the garden. On the opposite side of the hall is a study/snug with feature curved wall, utility room and cloakroom. To the rear of the property is a large double aspect living room with integrated contemporary wood burning stove and French doors opening on to a paved terrace and the garden. On the first floor a spacious master bedroom overlooks the rear garden and has fitted wardrobes and en-suite shower room. At the front of the property is a guest bedroom with en-suite shower room, two further well-proportioned bedrooms and a family bathroom completes the accommodation.

Approached via Stocks Lane, an unmade private road. A shingle driveway shared with the adjoining property allows access to a garage with electric remote up-and-over entrance door, power and lighting. To the rear of the garage is a further outside storage area and oil storage tank. To the side of the property is a private shingle driveway with room for two cars, which allows access to the garden with south westerly aspect, principally laid to lawn with beech hedgerow, shrubs, paved footpaths and paved terrace.

ACCOMMODATION

STORM PORCH

Entrance door to:

ENTRANCE HALL

Staircase rising to first floor.

STUDY/SNUG

Window to front elevation.

KITCHEN/DINING ROOM

Range of fitted base and wall cupboards, polished granite work surfaces, upstands and tiled surrounds. Fitted appliances include electric double oven, hob, concealed dishwasher and fridge/freezer. Windows to front elevation and French doors opening to the garden.

SITTING ROOM

Integrated wood burning stove. Windows and French doors opening to the garden.

UTILITY ROOM

Range of base and wall cupboards, work surfaces and tiled surrounds. Fitted washing machine and tumble dryer.

CLOAKROOM

White suite comprising hand basin and WC.

FIRST FLOOR LANDING

Double glazed roof lights. Storage cupboard.

BEDROOM

Windows overlooking rear garden. Built in wardrobe.

ENSUITE

White suite comprising shower cubicle, hand basin and WC.

BEDROOM

Window to front elevation. Built in wardrobe.

ENSUITE

White suite comprising shower cubicle, hand basin and WC.

BEDROOM

Window to rear elevation. Built in wardrobe.

BEDROOM

Window to front elevation. Built in wardrobe.

BATHROOM

White suite comprising panel bath, hand basin and WC. Built in storage.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently F. Further details can be obtained via 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: 20392/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







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Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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