



Walberswick, Suffolk

Guide Price £1,250,000

- No Onward Chain
- Oil Central Heating
- Four Bedrooms
- EPC - E
- Sea View from First Floor
- Parking/Garage
- Close to Beach
- Courtyard Garden
- Kitchen/Breakfast Room
- Conservation Area

The Green, Walberswick

Situated overlooking the village green of this renowned Suffolk Coastal village. Walberswick stands on the south bank of the River Blyth, just across the water from Southwold. A ferry operates from Southwold in the summer, cutting short a seven mile journey by road. Formerly a prosperous fishing village, nearly half of the houses in Walberswick today are holiday homes. The village has a thriving artistic community with regular exhibitions, two excellent village pubs, tea rooms and village hall.



Council Tax Band: F



DESCRIPTION

A unique opportunity to secure this fine family home situated in an iconic position overlooking Walberswick village green. Likely to date from the 1930's this attractive home of white washed elevations featuring an eyebrow dormer window overlooking the green and a section wavy board cladding below a thatched roof. The accommodation has predominately double glazed leaded light windows and oil fired central heating. Set back from the road behind a cobbled wall and with a wide veranda and leaded light entrance doors opening to the entrance hall with reception room to either side and cloakroom to the rear. The fitted kitchen opens to a bright breakfast/sitting room with stable and French doors opening to the courtyard garden which enjoys a south and easterly aspect. A useful utility room with direct access to the garage completes the ground floor accommodation. On the first there are four well proportioned bedrooms, the two principal bedrooms overlooking the green, the fourth bedroom having a view to the dunes and sea, as well as having an ensuite shower room. A bathroom and separate WC completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor with storage cupboard below.

CLOAKROOM

Fitted with hand basin & WC.

SITTING ROOM

Overlooking the green and with window and door opening to the courtyard. Stone open fireplace.

DINING ROOM

Overlooking the green. Fitted cabinets.

KITCHEN

Range of fitted base and wall cupboards, work surfaces 1 ½ bowl sink unit. Fitted electric double oven and gas hob. Window to rear. Opening to:

BREAKFAST ROOM

Half glazed stable door and French doors open to the courtyard.

UTILITY ROOM

Fitted with base and wall cupboards, butler sink and plumbing for washing machine. Oil fired central heating boiler and door to garage.

FIRST FLOOR LANDING

BEDROOM

Overlooking the green. Fitted wardrobe. Hand basin.

BEDROOM

Overlooking the green. Fitted wardrobe.

SHOWER ROOM

Walk-in shower and hand basin. Window to rear.

SEPARATE WC

WC suite. Window to rear.

BEDROOM

Window to side. Connecting door to:

BEDROOM

Window to side with view toward dunes and the sea.

ENSUITE

Suite comprising shower cubicle, hand basin and WC.

TENURE

Freehold.

OUTGOINGS

Council Tax Council Band currently F.

SERVICES

Mains electricity, water and drainage.

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: 20414/RDB.

FIXTURES & FITTINGS

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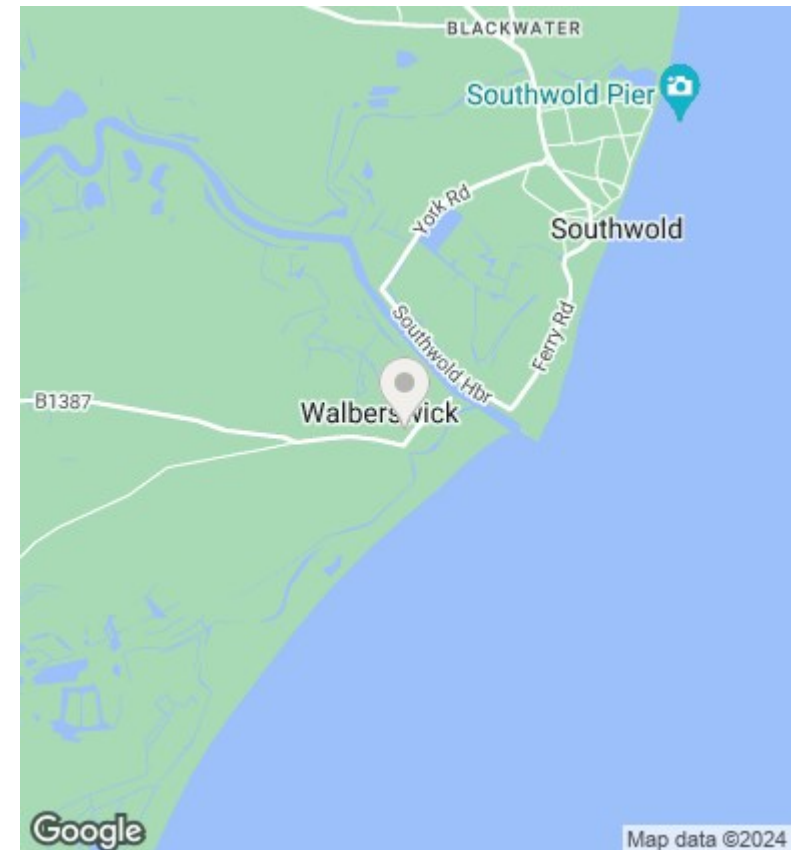






TOTAL FLOOR AREA : 149.0 sq.m. approx.

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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Conveyancing, Surveys & Financial Services

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	39	
(21-38)	F		67
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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