



Westleton, Suffolk

Guide Price £645,000

- Close village centre and common
- Oil central heating
- South west facing garden
- EPC - D
- Quiet Lane
- Double glazing
- Integrated appliances
- Multi fuel stove
- Immaculate condition
- Perfect family home

Bakers Lane, Westleton

An immaculately presented detached cottage style family home situated a short stroll from the village green and common. 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.



Council Tax Band: E



DESCRIPTION

An immaculately presented modern detached cottage style family home situated in a quiet lane close to the Westleton common and centre of the village. Having been built by the current owner and meticulously maintained the property sits within the village Conservation Area, a few paces from the village green, shop and Westletons two pubs. Bakers Lane leads to the common with its wide open spaces and fine countryside walks leading to Dunwich and RSPB Minsmere.

ACCOMMODATION

ENTRANCE HALL

Double height with dog leg staircase rising to the first floor galleried landing with roof light above.

SITTING ROOM

Imposing fireplace with multi fuel stove, Double glazed windows to front and side, sliding double glazed patio doors open to the rear patio and garden.

DINING ROOM

Sliding double glazed patio doors opening to the patio and garden.

KITCHEN

Fitted with range of base and wall cupboards, 'Minerva' composite work surfaces and upstands with lighting. Integrated sink unit and mixer tap, hard water tap and water softener. Fitted appliances include induction hob with cooker hood over, Electric fan oven with 'slide and hide' door and combination oven. Concealed fridge and dishwasher. Window overlooking the garden.

UTILTIY ROOM

Matching base and wall cupboards, work surface and sink unit with mixer tap. Cloaks cupboard. Opaque double glazed doors to garden.

CLOAKROOM

White suite comprising hand basin and W.C. Opaque double glazed window.

FIRST FLOOR

LANDING

BEDROOM

Double glazed window overlooking the rear garden.

ENSUITE

White suite of shower cubicle, hand basin and W.C with integrated storage unit. Floor and wall tiling, opaque double glazed window.

BEDROOM

Double glazed windows to side and rear.

BEDROOM

Double glazed windows to front and side.

BEDROOM

Double glazed window overlooking the rear garden.

BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C with integrated storage. Floor and wall tiling, opaque double glazed window.

OUTSIDE

Set back from the road behind a hedgerow a five bar gate opens to a driveway providing off road parking and access to the attached garage with up & over entrance door, electric supply and Oil central heating boiler. A pathway leads to the rear garden, patio and steps to the lawn with brick edged raised borders planted with a wealth of flowering plants and shrubs. The garden enjoys a south westerly aspect and has two timber stores, compost area and raised vegetable beds.

TENURE

Freehold.

OUTGOINGS

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

SERVICES

Mains electricity, water and drainage.

VIEWING

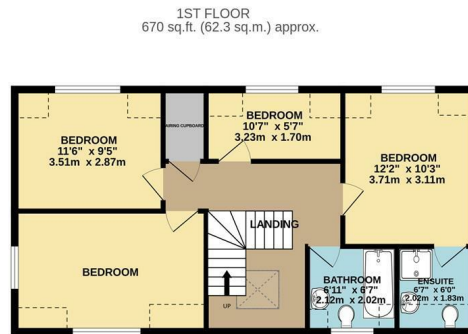
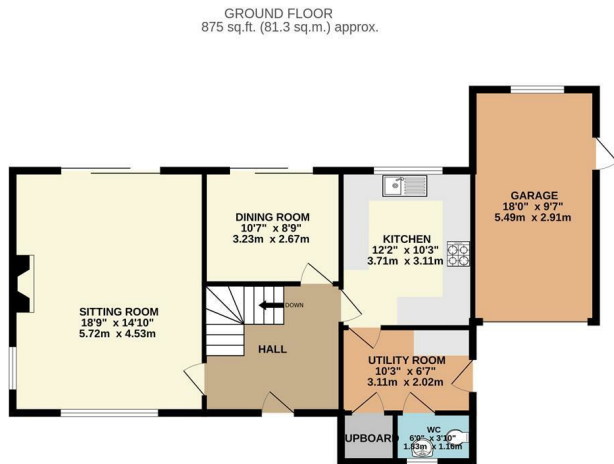
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20450/RDB

FIXTURES & FITTINGS

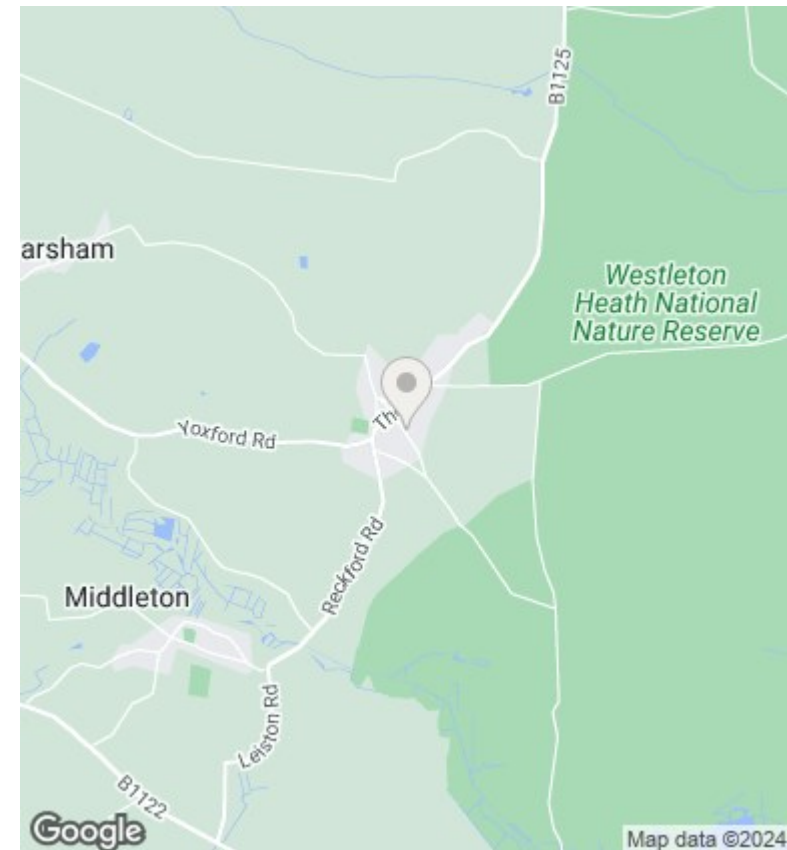
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.







TOTAL FLOOR AREA: 1545 sq.ft. (143.6 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.
Made with Metropix ©2024



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

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		82
(69-80) C		
(55-68) D	66	
(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