



Dunwich, Suffolk

Guide Price £695,000

- Beautifully appointed
- Solar PV panels
- Excellent boot room
- Oil central heating
- Wood burner
- West facing garden
- Double glazing
- Snug
- EPC - B

St. James Street, Dunwich

A quite outstanding semi detached cottage dating from 2015 standing in an elevated position within the historic seaside village of Dunwich, Area of Outstanding Natural Beauty on Suffolk's delightful Heritage Coastline. The house is situated in St James Street close to The Ship pub and to Dunwich beach. The internationally renowned RSPB Minsmere, Dunwich Heath and Dingle Marsh Nature Reserves which epitomise the quietness and serenity of the landscape along this picturesque stretch of Suffolk's unspoilt coastline are all on the 'doorstep' of this charming village, once a port of similar size to 14th century London, sending two members to parliament until the 1832 Reform Act.



Council Tax Band: D



DESCRIPTION

An exceptional semi-detached house constructed in 2015 by local builders, Duncan & Son, with considerable style and attention to detail. Flemish bond elevations below predominantly pantile covered roofs with traditional decorative ridge tiles and fret-work to eaves creating a highly attractive and desirable home standing in an elevated position enjoying coastal views over the Dingle Marshes towards Walberswick and Southwold. The well planned and welcoming accommodation features, oil fired central heating, double glazing, cozy sitting room with wood burning stove, composite oak and quarry tiled floors, comprehensively fitted and stylish kitchen/dining room opening to a lovely snug and excellent boot/utility room. On the first floor there are three well proportioned bedrooms, the principal bedroom enjoying fine coastal views and having an ensuite shower room. A family bathroom completes the accommodation.

ENTRANCE HALL

Quarry tiled floor. Staircase rising to the first floor with storage cupboard below.

CLOAKROOM

White suite, hand basin and W.C with integrated storage.

SITTING ROOM

Composite oak floor. Brick fireplace with wood burning stove. Window over looking the front garden.

KITCHEN/DINING ROOM

Composite oak floor. Range of Shaker style fitted base and wall cupboards, polished stone work surfaces, with upstands and integrated sink unit. Fitted appliances include electric range cooker with extractor hood over. Concealed fridge/freezer and dishwasher. Window to side elevation. Opening to:

SNUG

Composite oak floor. French doors open to the rear terrace and garden.

UTILITY/BOOT ROOM

Quarry tile floor. Fitted Shaker style base cupboards and woodblock work surfaces and butler sink. Integrated washing machine and tumble dryer. Sloping ceiling with high level shelf. Window to side elevation and stable door opening to the rear terrace.

FIRST FLOOR

LANDING

PRINCIPAL BEDROOM

Composite oak floor. Fitted wardrobes, window with fine coastal view.

ENSUITE

White suite comprising tiled shower cubicle, wall hung hand basin and W.C. Heated towel rail and wall tiling.

BEDROOM

Composite oak floor. Window over looking the rear garden.

BEDROOM

Composite oak floor. Window over looking the rear garden.

BATHROOM

White suite panel bath with mixer tap and hand held shower. Over head shower. Hand basin and W.C. Heated towel rail and wall tiling.

OUTSIDE

A driveway shared with the adjoining property leads to the rear of the property and a single garage with electric supply. A hand gate opens to the rear garden bordered by a variety of shrubs and flowering plants enjoying a westerly aspect and sloping down to the house with steps leading to a wall and paved terrace. A paved pathway leads

along the side to an integral boiler room housing pressurised water cylinder, oil boiler, water softener and PV solar panel controls. The front garden is hard landscaped with paved pathway and shingle specimen tree. (Note the neighbouring property has right along the front garden pathway.)

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20457/RDB.

FIXTURES AND FITTINGS

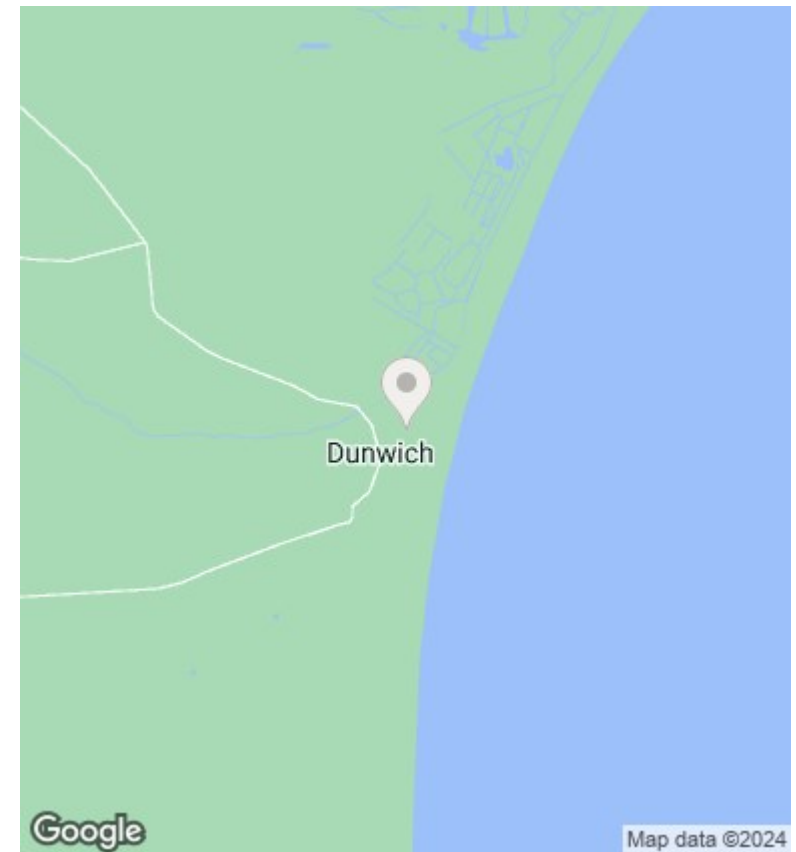
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TOTAL FLOOR AREA: 140.5 sq.m. approx.
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 Made with floorplan 12021

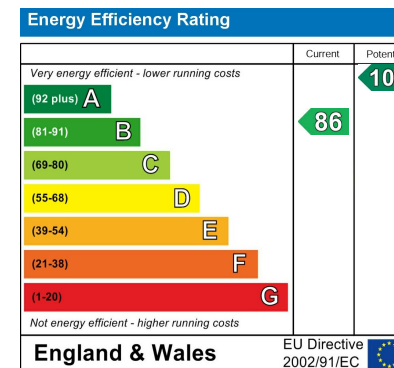


Conveyancing, Surveys & Financial Services

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

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