



Westleton, Suffolk

Offers In Excess Of £590,000

- No Onward Chain
- Oil Fired Central Heating
- Immense Charm
- Private South Facing Garden
- Double Glazing
- Village Centre
- Parking & Studio
- Wood Burner
- EPC - F

Darsham Road, Westleton

A detached cottage of great charm and character situated in the heart of this popular coastal village of east Suffolk. The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and 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

A delightful detached cottage of red brick elevations below pantile covered roofs. The Old Smithy retains great charm and character and stands at the heart of the village and it's Conservation Area in a quiet lane, bordering the village pond a few paces from the village green, shop and the village two public houses. Screened from the road by willow fencing and shrubs, the driveway provides off road parking, opening to the private south facing garden with its wealth of flowering shrubs and plants. Within the garden is a high quality timber and glazed summer house, offering a versatile home office/studio space. Adjacent to the cottage is a brick and stone paved terrace ideal for alfresco dining or simply enjoying the garden. From the terrace and entrance door, it opens to an L- shape kitchen/dining living space, with a brick fireplace and wood burning stove, fitted kitchen and a lobby leads to a cloakroom. A hallway leads to the sitting room with windows and French doors opening to the garden. A ground floor bedroom and spacious shower room complete the ground floor accommodation. The staircase rises from the kitchen to the first floor, a landing which is large enough to be utilised as a further sitting room/study or occasional bedroom and enjoys a view over the garden and Darsham road. A connecting door opens to the bedroom which over looks the garden.

ACCOMMODATION

KITCHEN/DINING/LIVING ROOM

Panel glazed door and windows opening to the garden. sitting/dining room area with brick fireplace and wood burning stove. Window to the rear. Kitchen area is fitted with base and wall cupboards, work surfaces and sink unit. Staircase rising to the first floor.

LOBBY

Oil fired central heating boiler.

CLOAKROOM

Hand basin and W.C

HALLWAY

SITTING ROOM

Windows and French doors over look and open to the garden.

BEDROOM

Vaulted ceiling with high level window and panel glazed stable door opening to the garden.

SHOWER ROOM

Large walk in shower cubicle, hand basin, bidet and W.C. Fitted storage/airing cupboard with water cylinder and plumbing for washing machine. Opaque windows to the rear.

FIRST FLOOR

LANDING / SITTING ROOM / STUDY

A well proportioned room with windows over looking the garden and Darsham road.

BEDROOM

High level window and window over looking the garden. Built in wardrobe. Hand basin with storage cupboard below.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20490/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.





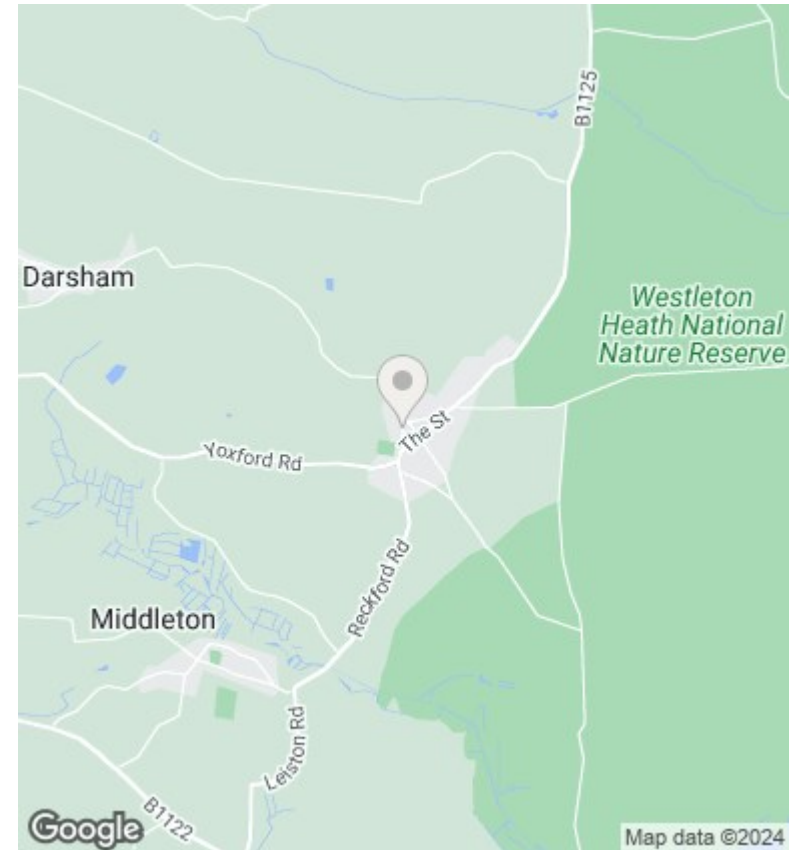


Conveyancing, Surveys & Financial Services

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		77
(69-80)	C		
(55-68)	D		
(39-54)	E	33	
(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