



## Westleton, Suffolk

Guide Price £820,000

- No Onward Chain
- Oil Fired Central Heating
- Two Re Fitted Shower Rooms
- Large Garden
- Double Glazing
- Double Garage
- Countryside Views
- Re Fitted Kitchen
- EPC - D



# Studio Close, Westleton

A particularly well planned and spacious detached bungalow with a generous plot over looking the neighbouring countryside at the edge of this sought after Suffolk Coastal village. 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

Offered for sale with no onward chain is this well planned and spacious detached bungalow, standing in a large plot with lawned gardens on three sides and overlooks the neighbouring countryside at the edge of this most popular of coastal villages. Situated within a small cluster of similar properties accessed off a private road, this tranquil location is tucked away yet easily accessible for the excellent village facilities and all that the Suffolk Coast has to offer. Set behind hedgerow, a five-bar gate opens to a block paved driveway providing ample off road parking and access to a detached double garage. The private lawned gardens are interspersed with a variety of shrubs and specimen trees. The accommodation with oil fired central heating and double glazing comprises;

## ACCOMMODATION

### ENTRANCE HALL

Panel glazed entrance door. Vaulted ceiling with high arched window. Panel glazed double casement doors open to:

### RECEPTION HALL

Airing cupboard with slatted shelves. Cloaks/storage cupboard.

### BEDROOM

Window overlooking the rear garden. Fitted wardrobe.

### ENSUITE

Suite comprising shower cubicle with aqua board surround. Hand basin with storage below. W.C. Opaque window to rear. Wall tiling and heated towel rail.

### BEDROOM

Fitted wardrobes, window overlooking front garden.

## BEDROOM

Full width fitted wardrobes, window overlooking front garden.

## SHOWER ROOM

Suite comprising shower cubicle with aqua board surround. Hand basin with storage below. W.C. Opaque window to rear. Wall tiling and heated towel rail.

## KITCHEN

A stylish fitted kitchen, base and wall cupboards, composite work surfaces and upstands with integrated stainless steel sink & mixer tap. Fitted dishwasher, induction hob and electric oven. Matching island unit with breakfast bar and storage. Window overlooking front garden. Opening to:

## DINING ROOM

Patio doors opening to the garden. Opening with timber frame and uprights open to:

## SITTING ROOM

A triple aspect room with windows and patio doors opening to the garden. Vaulted ceiling and brick fireplace.

## UTILITY ROOM

Work surface with plumbing for washing machine and water softener. Glazed entrance door to the rear garden.

## 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](mailto:enquiries@flickandson.co.uk) Tel: 01728 633777 Ref: 20602/RDB.

## FIXTURES & FITTINGS

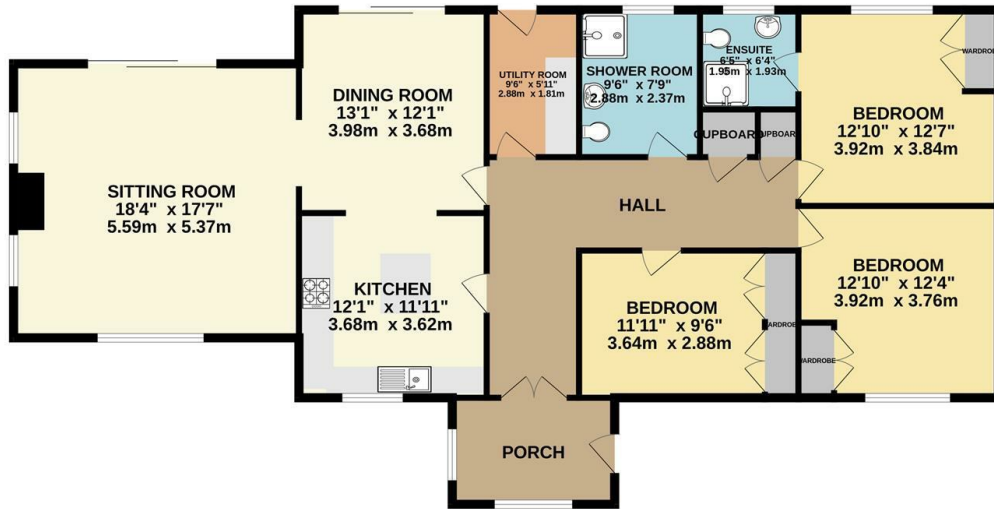
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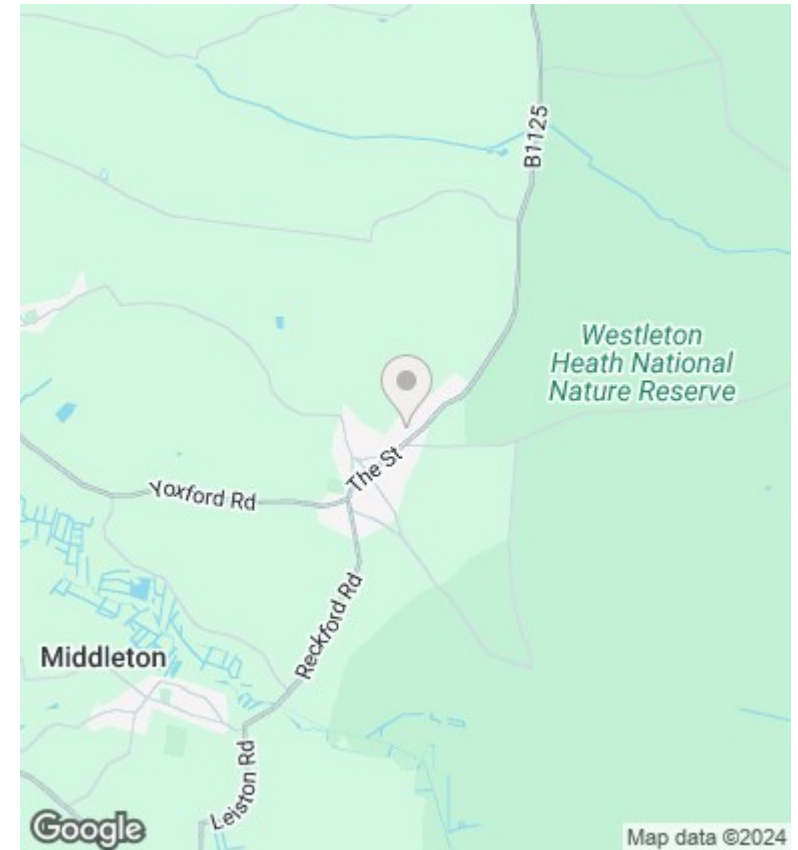




**GROUND FLOOR**  
1510 sq.ft. (140.3 sq.m.) approx.



TOTAL FLOOR AREA: 1510 sq.ft. (140.3 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**

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 |   |         |           |
| <b>England &amp; Wales</b>                  |   | 62      | 74        |
| 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](http://www.epcregister.com)