



## Westleton, Saxmundham

Offers In Excess Of £700,000

- No Onward Chain
- Three Reception Rooms
- Ensuite Bathroom
- EPC - E
- Three Bedrooms
- Kitchen / Breakfast Room
- Garage
- 1/3 Acre Private Garden
- Conservatory
- Oil Central Heating & Double Glazing

# Bakers Lane, Westleton

Introducing this individual detached bungalow standing in private gardens and extending to 1/3 of an acre, situated in this quiet country lane close to the heart of the popular coastal village of Westleton.

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, Westleton offers 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: D



## DESCRIPTION

Offered as no onward chain is this individual three bedroom detached bungalow. Standing in secluded gardens and extending to 1/3 of an acre, the property is situated on a quiet lane close to the Westleton common and centre of the village. Screened from the road and neighbours by hedgerow, this spacious detached bungalow offers a rarely available opportunity to renovate or remodel to create a once in a lifetime family home. Situated a few paces from the village green, shop and Westleton's 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 LOBBY

Panel glazed door to:

### HALLWAY

### SITTING ROOM

Fireplace with inlaid decorative tiles, timber mantle and surround. Window overlooking the front garden. Panel glazed casement doors opening to:

### DINING ROOM

Window overlooking the front garden. Door to:

### STUDY

Window and glazed door opening to the rear garden.

### KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall cupboards; wood block work surfaces with tiled surrounds; single drainer sink unit and mixer tap; fitted electric double oven and gas hob. Tiled floor is fitted

throughout and a window and door open to the conservatory/utility. An archway leads to the breakfast room with a window overlooking the rear garden, with fitted base cupboards with woodblock work surface.

### CONSERVATORY

Tiled floor. Casement doors opening to the garden.

### BEDROOM ONE

Window overlooking the rear garden. Built in cupboard.

### ENSUITE

Suite comprising panel bath, hand basin and W.C. Floor and wall tiling. Opaque window.

### BEDROOM TWO

Window overlooking the front garden. Fitted wardrobes.

### BEDROOM THREE

Window to side elevation.

### SHOWER ROOM

Suite comprising shower cubicle, hand basin and W.C. Floor and wall tiling. Opaque window.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently D.

### SERVICES

Mains electricity, water and drainage TBC.

## VIEWING ARRANGEMENT

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk Tel: 01502 722253 Ref: 20628/RDB.

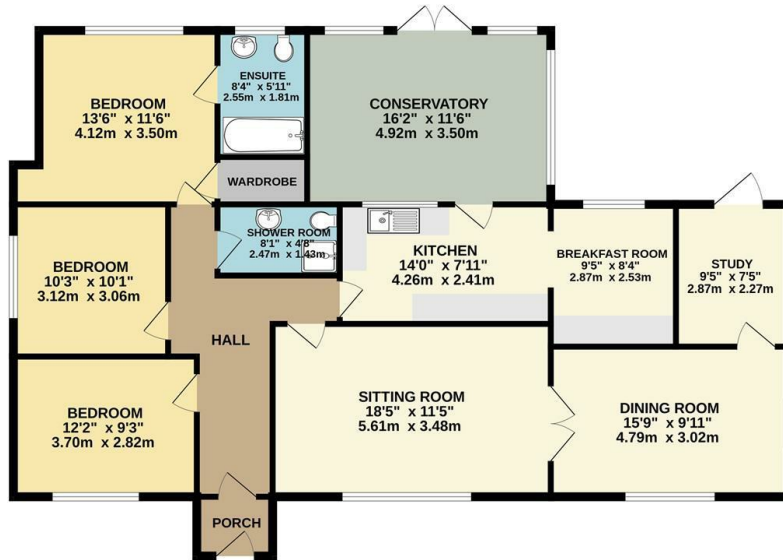
## FIXTURES & FITTINGS

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.





GROUND FLOOR  
1404 sq.ft. (130.5 sq.m.) approx.



TOTAL FLOOR AREA - 1404 sq.ft. (130.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams and any other items are approximate and no responsibility is taken for any 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
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>54</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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)