



Westleton, Saxmundham

Offers In Excess Of £450,000

- No Onward Chain
- Garage & Off Road Parking
- West Facing Garden
- Three Bedrooms
- Double Glazing
- Ensuite Shower Room
- Highly Sought After Village
- Independent Electric Heating
- EPC - Awaiting

Darsham Road, Westleton

A charming modern cottage style semi detached home located in 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 boasts restaurants, public houses, motor vehicle garage and a thriving village store and a post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.



Council Tax Band: C



DESCRIPTION

Introducing this modern cottage style property situated within the popular coastal village of Westleton. Located just off the village green, this charming semi-detached home of Flemish bond brick elevations below a covered pitched and hipped roof, boasts three bedrooms, a single garage, off road parking, as well as front and rear gardens. Set back from the road behind a low brick wall, the pathway leads to a lattice storm porch and the front entrance door. A paved passage leads along the side of the property past a timber store to the walled, hard landscaped rear garden, planted with a wealth of flowering shrubs and climbers, all enjoying a westerly aspect, ideal for alfresco dining. Access via Clematis Close leads to the driveway and garage. The garage measures 5.30m x 2.75m, with an up and over entrance door, power points and lighting, and access via a hand gate to the rear garden.

ACCOMMODATION

ENTRANCE HALL

Entrance door. Staircase rising to the first floor with storage cupboard below.

CLOAKROOM

White suite comprising hand basin with tiled splash back and W.C. Opaque window.

SITTING ROOM

Brick fireplace with timber bressummer, pamment tiled heath and wood burner. Sash window overlooking the front garden. Glazed casement doors open to:

KITCHEN/DINING ROOM

Fitted with a range of base and wall cupboards; work surfaces;

single drainer sink unit and tiled surrounds; fitted electric oven and hob with cooker hood over; plumbing for washing machine and dishwasher. Window and casement doors open to the rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM

Window to front elevation. Built in wardrobe.

ENSUITE

White suite comprising tiled shower cubicle, hand basin and W.C.

BEDROOM

Window to front elevation.

BEDROOM

Window to rear elevation.

BATHROOM

White suite comprising panel bath with shower over, hand basin and W.C. Tiled surround. Opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains electricity, water and drainage.

VIEWING ARRANGEMENT

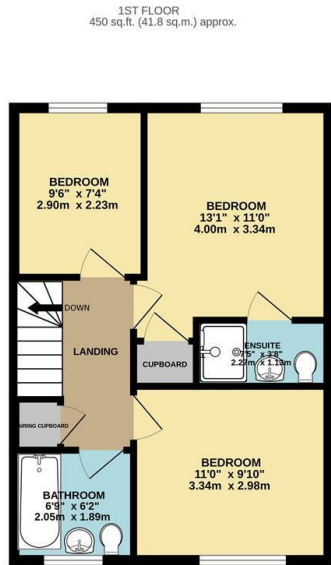
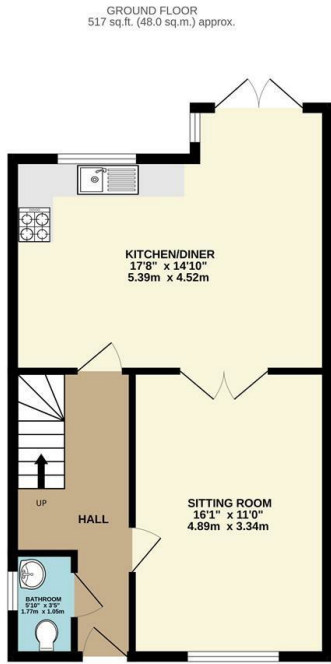
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: southwold@flickandson.co.uk
Tel: 01502 722253 Ref: 20632/RDB.

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: 967 sq.ft. (89.8 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 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

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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		60	
(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