



Wenhaston, Halesworth

Offers In Excess Of £300,000

- No Onward Chain
- Large Secluded Garden
- Kitchen / Breakfast room
- EPC - Awaiting
- Tremendous Potential
- Integral Garage
- Utility & W.C.
- Five Bedrooms
- Two Reception Rooms
- Oil Fired Central Heating

St. Michaels Way, Wenhaston

A five bedroom detached property with a generous garden offering an excellent opportunity to create a spacious family home in this popular village. The popular village of Wenhaston; well served by the parish church, public house, village shop, village hall and primary school. Wenhaston lies about five miles inland from Suffolk's Heritage Coast, Southwold and Walberswick and about four miles from the popular market town of Halesworth, served by a good variety of shops, doctors surgery, library, arts and railway station offering a service via Ipswich to London Liverpool Street. The surrounding coastline and countryside is a Designated Area of Outstanding Natural Beauty, renowned for its leisure pursuits including birdwatching and the excellent golf clubs of Southwold, Thorpeness, Aldeburgh and Halesworth.

 5  2  1  E

Council Tax Band: E



DESCRIPTION

Offered for sale with no onward chain is 'Highwinds', a particularly spacious, individual detached house standing a generous plot. Set well back from the road in a secluded plot, the property offers an excellent opportunity to renovate and create a large family home, situated within this popular village, midway between the renowned coastal town of Southwold and the popular market town of Halesworth. A driveway provides off road parking and access to the integral garage. The accommodation with oil fired central heating and double glazing features:

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM

Tiled open fireplace. Window overlooking the garden. Opening to:

DINING ROOM

Wood flooring, casement doors open to the rear garden.

KITCHEN

Fitted with base and wall cupboards, work surfaces and double drainer sink unit. Window overlooking the rear garden.

HALLWAY

Door to garage.

W.C.

UTILITY ROOM

Work surface. Large stainless steel sink unit. Window overlooking the rear garden. Rear entrance door. Oil fired central heating boiler.

FIRST FLOOR

LANDING

BEDROOM

Windows overlooking the rear garden.

BEDROOM

Window overlooking the rear garden. Built in wardrobes.

BEDROOM

Window overlooking the front garden. Fitted vanity unit.

BEDROOM

Window overlooking the front garden. Built in over stairs cupboard.

BEDROOM

Window overlooking the front garden.

BATHROOM

Panel bath, hand basin and W.C. Opaque window to rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently E.

SERVICES

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: 20653/RDB.

FIXTURES & FITTINGS

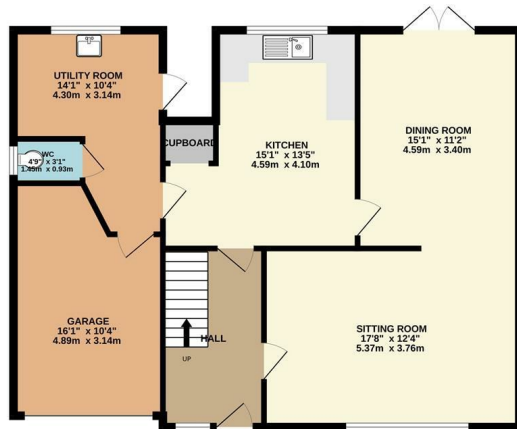
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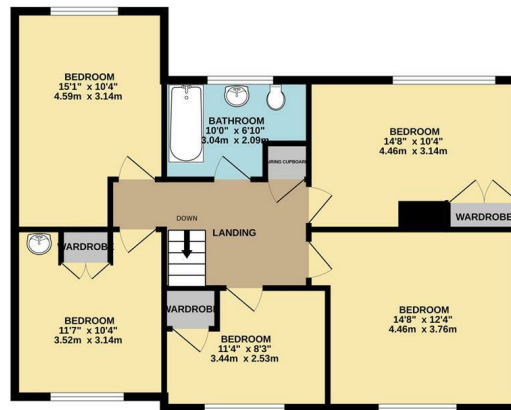




GROUND FLOOR
926 sq.ft. (86.1 sq.m.) approx.



1ST FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 1753 sq.ft. (162.8 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 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

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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		
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