



## Westleton, Saxmundham

Guide Price £575,000

- Four Bedrooms
- Open Fields to Rear
- Ensuite to Principal Bedroom
- EPC - E
- Detached Home
- Double Garage & Driveway
- Utility Room & Cloakroom
- Stunning Gardens
- A Home to Make Memories
- Close to Dunwich Heath & RSPB Minsmere

# Grange View, Westleton

A wonderful detached property set in a generous plot with field views, situated in the desirable village of Westleton. 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 Minsmere, and the National Trust - Dunwich Heath, are all close by.

 4  2  1  E

Council Tax Band: E



## DESCRIPTION

A spacious detached property situated in the desirable village of Westleton, set on a generous plot that would suit keen gardeners or families that have children to make wonderful memories. This four bedroom home has fantastic field views to the rear and sits on the edge of a cul de sac at the edge of this ever popular village. Accommodation comprises cloakroom, lounge, dining room, kitchen, utility and conservatory to the ground floor. The first floor offers four bedrooms, with an ensuite and a family bathroom.

## ACCOMMODATION

Front door and double glazed side pane to:

### RECEPTION HALL

Stairs to first floor. Double glazed window to side aspect; radiator; door to storage cupboard; doors to lounge, dining room and cloakroom.

### CLOAKROOM

Two piece suite comprising low level W.C, vanity wash hand basin, radiator, double glazed window to front aspect and door to cloaks cupboard.

### LOUNGE

Feature fireplace with log burner, two radiators, double glazed window to front aspect and sliding double glazed patio door to rear aspect. Door to:

### CONSERVATORY

Brick based construction with double glazed windows to three aspects. Double glazed door to 'secret garden'.

### DINING ROOM

Double glazed window to rear aspect and radiator, opening to:

### KITCHEN

Fitted with a range of base and wall mounted units with worksurfaces over; fitted oven, hob and extractor; sink and drainer unit; tiled floor and radiator. Double glazed windows to two aspects. Opening to:

### UTILITY ROOM

Fitted with base and wall mounted units, sink and drainer unit, plumbed in washing machine and water softener (newly fitted this year). Tiled flooring and courtesy door to double garage.

## LANDING

Door to airing cupboard with immersion heater, radiator and upper side window. Doors to:

### BEDROOM ONE

Fitted with a built in wardrobe, radiator and double glazed windows to two aspects. Door to:

### ENSUITE

Three piece suite comprising pedestal wash hand basin, low level W.C, shower cubicle, fitted cupboards and radiator. Double glazed window to front aspect.

### BEDROOM TWO

Double glazed window to rear aspect and radiator.

### BEDROOM THREE

Double glazed window to rear aspect, radiator and with access to loft.

### BEDROOM FOUR

Double glazed window to front aspect and radiator.

## BATHROOM

Three piece suite comprising low level W.C, pedestal wash hand basin, bath with shower over and radiator. Double glazed window to front aspect.

## OUTSIDE

The front garden is laid to lawn with mature shrubs. A driveway provides off road parking for two to three cars, leading to the double garage with power and light. Gated side access to rear garden which is laid to lawn with patio area, mature trees and shrubs backing into fields. Dividing gate to 'secret garden', which is mainly laid to lawn with mature trees, shrubs and apple tree, and oil tank to the rear.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENT

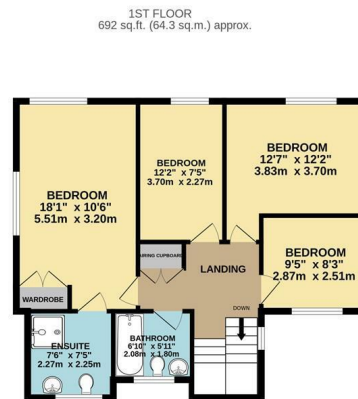
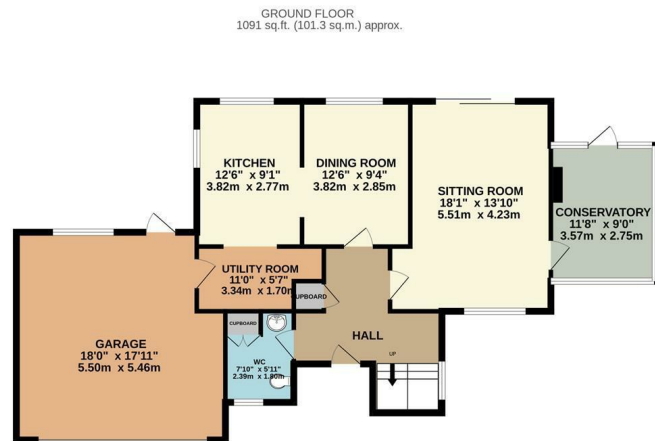
Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view. Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk) Tel: 01502 722253 Ref: 20661/RDB.

## 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.

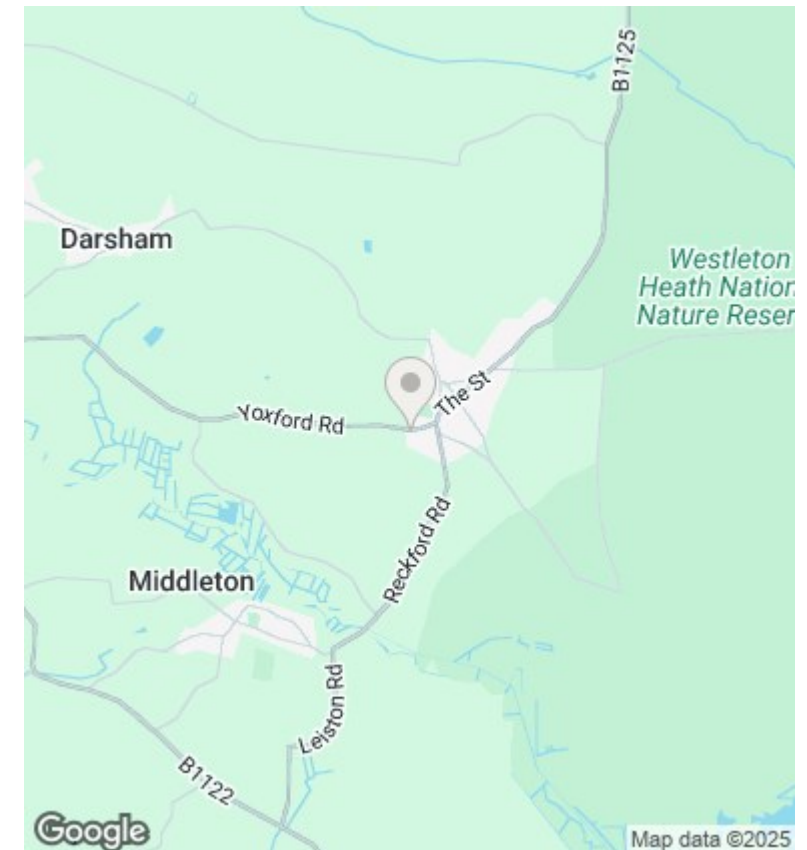






TOTAL FLOOR AREA : 1783 sq.ft. (165.7 sq.m.) approx.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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)