



## Westleton, Suffolk

Guide Price £360,000

- No Onward Chain
- Private West Facing Garden
- Kitchen/Dining Room
- EPC - D
- Three Bedrooms
- Sitting Room Opening into the Garden
- Double Glazing
- Driveway and Garage
- Versatile Accommodation
- Oil Fired Central Heating

# Blythburgh Road, Westleton

An individual modern detached, recently extended with delightful west facing garden. The ever popular village of 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 National Trust Dunwich heath are all close by.



Council Tax Band: D



## DESCRIPTION

An individual detached bungalow having been extended and improved to create an appealing home in this most sought after of East Suffolk coastal villages. Set well back from the road with a shingle parking area and a gated concrete driveway, leads to a detached garage and the rear garden. The west facing garden is a particular feature, laid to lawn bordered by a wealth of shrubs proving seclusion. Casement doors lead from the sitting room on to a brick and pammert tile patio with stepping stone footpath leading to a small wild life pond an seating area. The well presented accommodation is equipped with oil fired central heating, double glazing.

## ACCOMMODATION

A wide recessed storm porch with entrance door opens to;

## ENTRANCE HALL

Large storeroom.

## BEDROOM/LIVING ROOM

Part vaulted ceiling. Windows overlooking the front.

## KITCHEN/DINING ROOM

Windows to front and side elevations. Entrance door opening to the driveway. Range of base and wall cupboards, work surfaces with single drainer sink unit.

## SITTING ROOM

Casement doors opening to the rear garden.

## BEDROOM

Window to side elevation.

## BEDROOM

Built in airing cupboard. Window overlooking the rear garden.

## BATHROOM

Suite comprising, panel bath, hand basin WC and shower cubicle. Wall tiling. Window to side elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENTS

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: 20875/RDB.

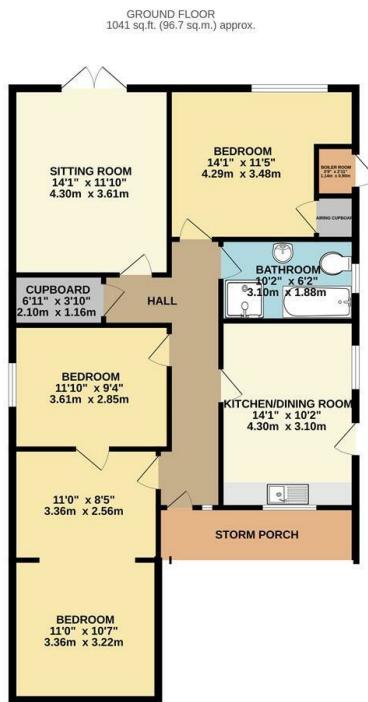
## FIXTURES & FITTINGS

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

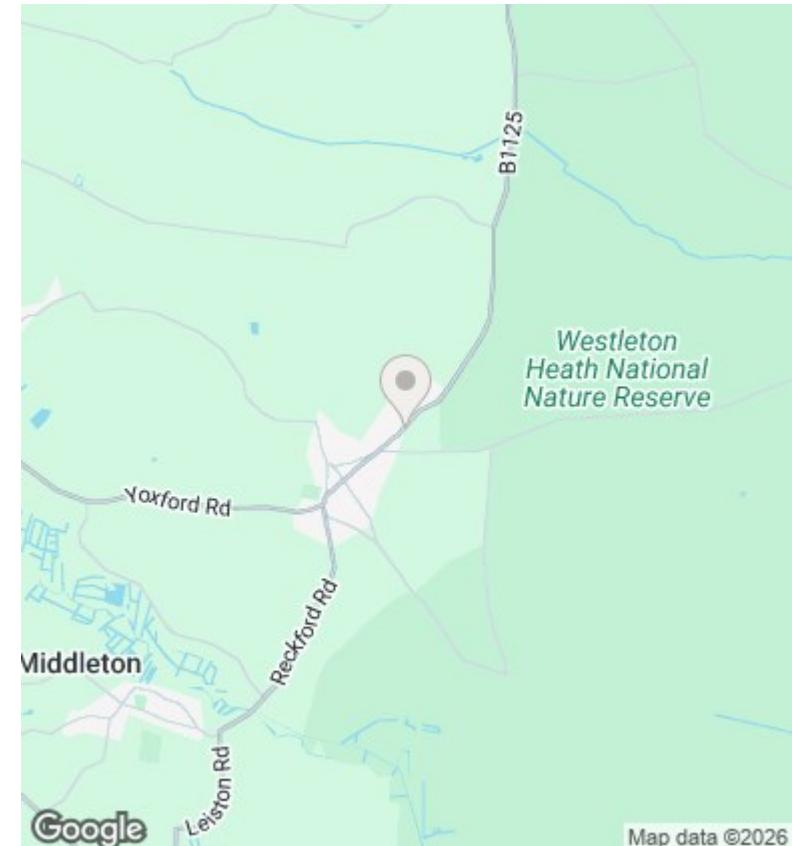
make or give any representation or warranty whatsoever, as regards the property or otherwise.







TOTAL FLOOR AREA: 1041 sq ft (96.7 sq m) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas and rooms are approximate. It is the responsibility of the prospective purchaser to satisfy themselves as to the accuracy of the measurements and to seek professional advice if necessary. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and/or fixtures mentioned 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, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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		82
(81-91) B		62
(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](http://www.epcregister.com)