# Flick & Son Coast and Country







# Middleton, Suffolk

Guide Price £650,000

- · Panoramic countryside views
- · 2 reception rooms
- · Unique location

- 1.5 acres
- · Double garage
- · No close neighbours

- · 4 bedrooms
- · Utility & Workshop
- · EPC E

# Westleton Road, Middleton

Standing in an elevated position halfway between the sought after villages of Westleton and Middleton enjoying outstanding views of the surrounding countryside. Nearby, 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 Minmere, and National Trust Dunwich heath are all close by.















# **DESCRIPTION**

An individual detached 4 bedroom bungalow standing in an elevated position halfway between the sought after villages of Westleton and Middleton enjoying outstanding views of the surrounding countryside. The accommodation with double glazing and oil fired central heating comprises; entrance hall, sitting room, dining room, fitted kitchen, 4 bedrooms and a wet room. Outside the property standing 1 1/2 acres (subject to measured survey) with a double garage including a W.C, work shop and utility room

#### **ACOMMODATION**

# **ENTRANCE HALL**

Built in cloaks cupboard. Access to roof void.

# SITTING ROOM

Stone fireplace. Windows with fine countryside view.

#### **DINING ROOM**

Window to side elevation

# **KITCHEN**

Fitted with range of base and wall cupboards, work surfaces with tiled surrounds and single drainer sink unit. Fitted electric oven and hob with cooker hood over. Window and glazed door opening to rear garden . Larder cupboard. Cupboards housing oil central heating boiler.

#### **BEDROOM**

Window to front with countryside view.

# **BEDROOM**

Window over looking rear garden.

#### **BEDROOM**

Window to front with countryside view.

#### **BEDROOM**

Window over looking rear garden.

#### **BATHROOM**

Floor drainer shower, Hand basin and W.C.

#### **DOUBLE GARAGE**

With twin entrance doors, electric supply and side entrance door

#### **OUTSIDE WC**

**UTILITY ROOM** 

**WORKSHOP** 

# **TENURE**

Freehold

# **OUTGOINGS**

Council Tax Band currently F

# **SERVICES**

Mains water and electricity. Private drainage.

#### **VIEWING**

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20435/RDB.

# **FIXTURES AND 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 1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the Booplan contained here, measurements of doors, windows, cross mad any other terms are approximate and nor exposerability is taken for any error, or prospective purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

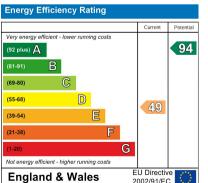
#### Conveyancing, Surveys & Financial Services

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** 

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com