



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.



Council Tax Band: F



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

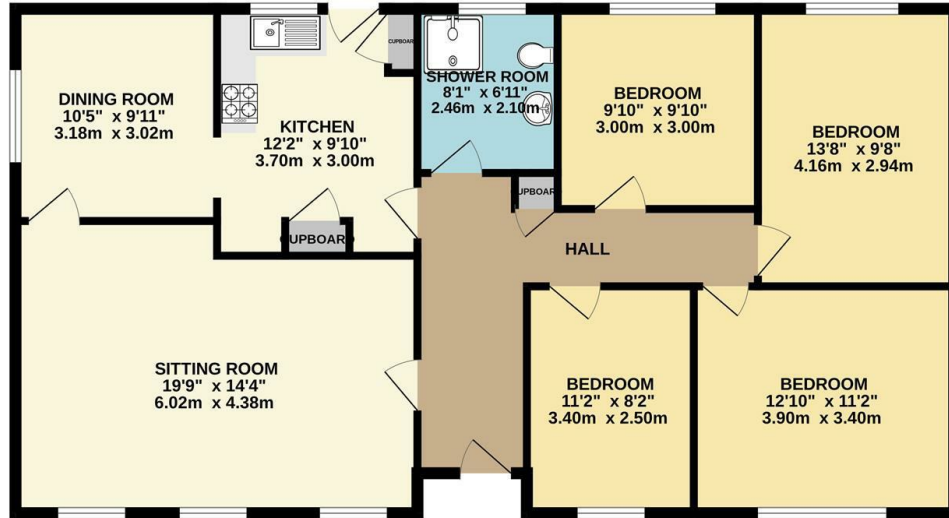
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale

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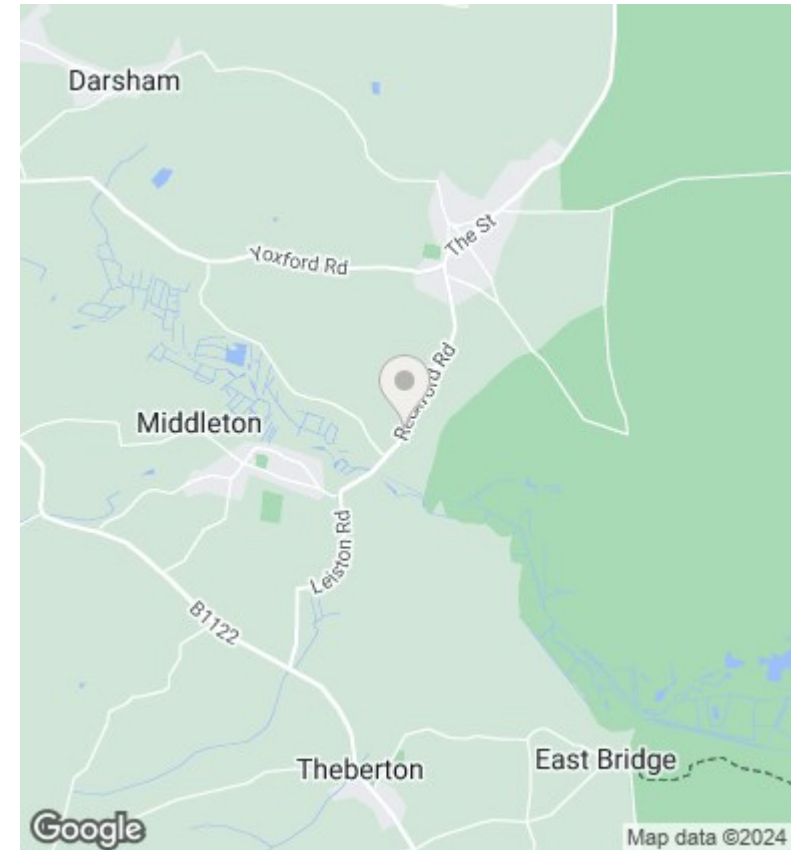




GROUND FLOOR
1134 sq.ft. (105.3 sq.m.) approx.



TOTAL FLOOR AREA: 1134 sq.ft. (105.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the 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) A			94
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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