



## Westleton, Saxmundham

Offers In Excess Of £395,000

- Immaculately Presented Detached Bungalow
- Remodelled to Create Open Plan Living to Large Conservatory
- Driveway and Hard Landscaped Front Garden
- Two Double Bedrooms
- Beautifully Landscaped Private Garden and Summer House
- Oil Fired Central Heating and Double Glazing
- Ensuite Shower Room and Bathroom
- Stylish Kitchen with Appliances
- EPC - D



# Grange View, Westleton

A remodelled and greatly improved detached bungalow situated in this ever popular village. 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.



Council Tax Band: D



## DESCRIPTION

Tucked away in a peaceful cul-de-sac in the highly sought-after village of Westleton, this immaculately presented detached bungalow has been thoughtfully remodelled to create a stylish and versatile home. Benefiting from double glazing and oil-fired central heating, the property offers a welcoming entrance hall leading to a spacious, contemporary living room that flows seamlessly into a sleek, modern kitchen complete with integrated appliances.

A beautifully light conservatory/dining room, with underfloor heating, opens directly onto the stunning, private rear garden—perfect for year-round enjoyment. Practicality is well catered for with a large utility room, extensive storage, and a convenient side entrance.

The property features two generous double bedrooms overlooking the landscaped front garden, with the principal bedroom enjoying an en-suite shower room. A recently refurbished family bathroom adds to the appeal.

The rear garden is a true highlight, thoughtfully designed with a wide paved patio, raised flower beds, central steps leading to a manicured lawn, and stepping stones guiding you to a further patio and an impressive summer house. A wealth of mature plants and shrubs provide colour and interest throughout the seasons, while a raised shingle seating area is perfectly positioned to catch the morning sun.

## ACCOMMODATION

### FRONT GARDEN

Attractively landscaped with symmetrical borders and paving, the front garden also features a shingle driveway offering ample off-road parking.

### ENTRANCE HALL

With loft access and oak internal doors leading to:

### BEDROOM

Window overlooking the front garden. Fitted wardrobes.

### BEDROOM

Window overlooking the front garden.

### EN-SUITE SHOWER ROOM

Modern three-piece suite comprising a tiled shower cubicle, hand basin, and W.C. Heated towel rail, window, spotlights, and illuminated mirror.

### BATHROOM

Contemporary three-piece suite comprising a panelled bath with shower over, hand basin, and W.C. Heated towel rail, illuminated mirrored cabinet, spotlights, and glazed window.

### OPEN PLAN LIVING ROOM / KITCHEN

A well-designed space featuring a gas stove in the living room area, a matching range of base and wall units with polished hardwood work surfaces and breakfast bar. Inset sink unit, fitted oven, Neff induction hob with extractor, integrated slimline dishwasher, plumbing for washing machine, and integrated fridge. Under-unit lighting adds a stylish finishing touch.

### CONSERVATORY / DINING ROOM

A bright and versatile addition with double-glazed windows and doors opening onto the rear garden. Tiled flooring with underfloor heating.

### UTILITY ROOM

Extensive storage cupboards and work surfaces incorporating a sink unit and plumbing for washing machine. Door to driveway. Cupboard housing oil-fired boiler.

### TENURE

Freehold.



## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains water, electricity 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: 20944/RDB.

## FIXTURES & FITTINGS

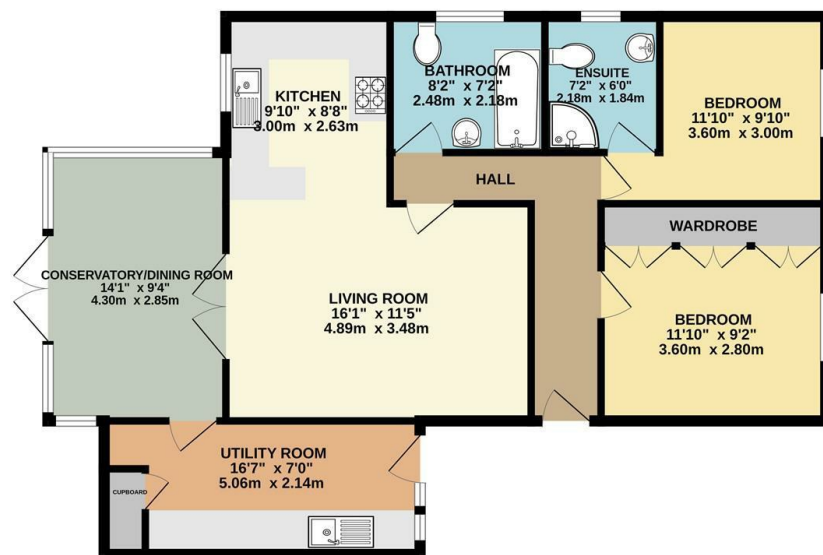
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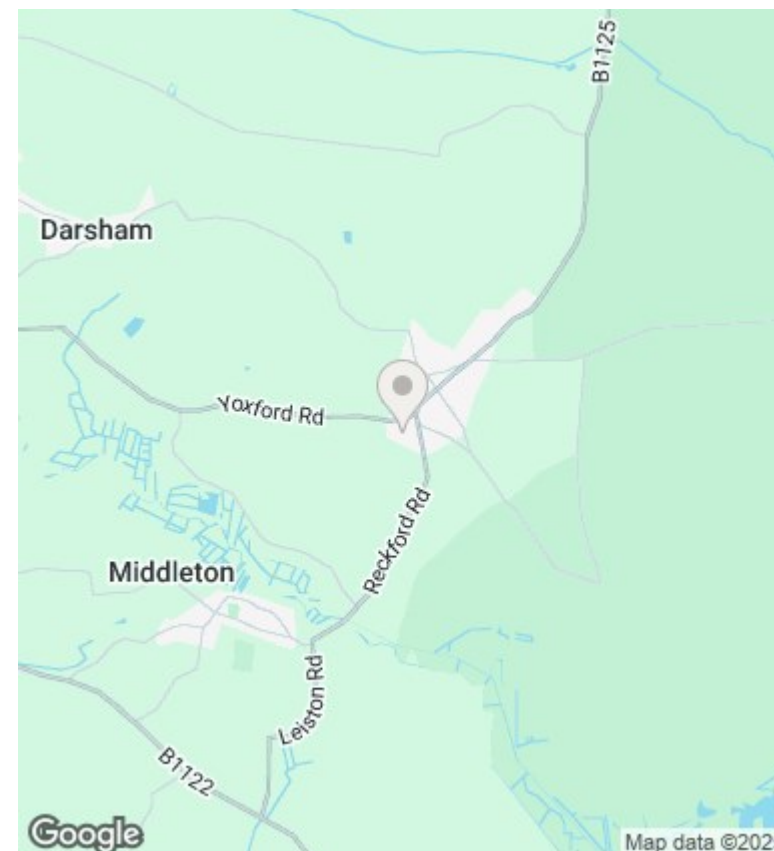




GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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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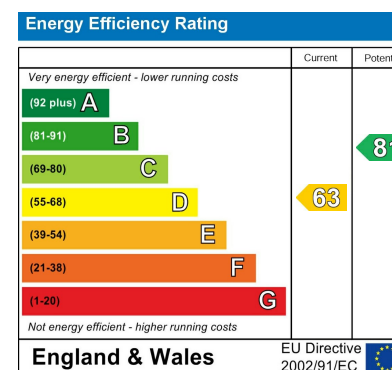


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, 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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)