



ORCHARD PIECE

LODGE ROAD, WALBERSWICK



A beautifully presented and extended detached home situated down a quiet lane in the highly desirable village of Walberswick.

Set back from Lodge Road, Orchard Piece is a unique property offering generous accommodation alongside a recently extended stunning kitchen/dining room.

You are welcomed into the property via a generous hallway which leads to the dual aspect Sitting Room with sliding doors to the rear garden. Accessed from the Sitting Room is a further reception room, currently used as a Snug, which also opens out to the pretty garden and leads through to the Kitchen. The recently extended light and airy Kitchen/Dining Room is a superb space for entertaining with large island, Aga, space for a sofa and sliding doors to the rear garden. A door from the Kitchen leads to a sizeable Utility Room with WC and external access to the front. Leading from the Utility Room is a beautifully appointed master bedroom with built in wardrobes and a generous en-suite Shower Room. This room is completed with patio doors to a private courtyard area at the front.

Stairs from the Hallway lead to a generous landing, with velux window, and access to the

bedrooms and family Bathroom. All of the bedrooms have windows overlooking the rear garden. Bedroom Three, which also has an en-suite, leads through to Bedroom four which in turn leads through to a mezzanine floor currently used as a Study space but could be a Dressing Room.

To the rear of the property is an enclosed south facing garden, offering a covered terrace and further patio area, ideal for alfresco dining. To the front of the property is a good sized garage, gravelled off road parking area and access to a private courtyard garden.

The property has been beautifully updated and extended by the current owner and provides a comfortable base to enjoy the coastline and further afield.

Walberswick is the quintessential Suffolk Village situated on the heritage coast. This delightful coastal village is a popular holiday destination for those who wish to experience Walberswick's unspoiled dunes, its beach and its charm. You will find tea rooms, restaurants, two







public houses, an art gallery, village shop, original crafts and gift shops. Nearby Southwold is a thriving seaside town with a number of local shops, restaurants and coastal attractions. Connections via rail and road are easily accessible with the A12 situated less than 3 miles to the west.

VIEWING

Strictly by appointment with the agent's Southwold Office.

TENURE - FREEHOLD

EPC - D

LOCAL AUTHORITY

East Suffolk Council. Band F

SERVICES

Mains water, drainage and electricity. Oil Fired Central Heating. (Durrants has not tested any apparatus,

equipment, fittings or services and so cannot verify they are in working order.)





VILLAGE
LOCATION





FLOOR PLAN

GARAGE
234 sq.ft. (21.7 sq.m.) approx.

GROUND FLOOR
1479 sq.ft. (137.4 sq.m.) approx.

1ST FLOOR
859 sq.ft. (79.8 sq.m.) approx.



TOTAL FLOOR AREA : 2571 sq.ft. (238.9 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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