



# GREENWAYS

THE GREEN, WALBERSWICK, IP18 6TU



Standing proudly on the green this iconic detached family home provides flexible living accommodation with a rear courtyard garden and invaluable parking.

Stepping through the front door of Greenway brings you to a central hallway with stairs rising to the first floor and a small but well positioned WC. The double aspect sitting room has lovely views over the green and a door which opens to the rear courtyard. A further reception room is located across the hallway and is well proportioned and suitable for a number of uses. The kitchen is located at the rear of the property and opens to a lovely dining area which has direct access to the garden. The ground floor is completed with a useful utility room and beyond this, the garage.

ensuite facilities.

To the front of the property is an off street parking space with single garage and small garden area. An enclosed courtyard garden can be found to the rear.

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.

**TENURE FREEHOLD.**

**EPC - E**

**SERVICES**

Mains electricity, water and sewerage are connected. Oil fired central heating (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

**LOCAL AUTHORITY**

East Suffolk Council. - F

**VIEWING**

Strictly by appointment with the agent's Southwold Office.





CENTRAL  
LOCATION





## FLOOR PLAN

GROUND FLOOR  
988 sq.ft. (91.8 sq.m.) approx.

1ST FLOOR  
696 sq.ft. (64.6 sq.m.) approx.



TOTAL FLOOR AREA: 1684 sq.ft. (156.4 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.  
Made with Metropix ©2024

Residential Agricultural Commercial On Site Auctions Property Management Building Consultancy Auction Rooms Holiday Cottages

### IMPORTANT NOTICE

#### Durrants and their clients give notice that:

- 1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
- 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

### CONTACT US

Durrants, 98 High Street, Southwold,  
Suffolk, IP18 6DP

Tel : **01502 723292**  
Email : **southwold@durrants.com**