

JENNIE JONES  
EST. 1993

ESTATE AGENTS



**DUNWICH ROAD**

Westleton | Suffolk

**£725,000**

# THE BEECHES, DUNWICH ROAD, WESTLETON. IP17 3AX

Saxmundham Railway Station – 6 miles

Southwold – 11 miles

Aldeburgh - 9 miles

- Entrance Porch
- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Snug
- Three Bedrooms
- Family Bathroom
- Integrated Garage
- Gardens and Parking

## The Property

The Beeches is an attractive detached family home set within generous grounds along Dunwich Road in the ever popular village of Westleton. Offering well proportioned accommodation arranged over two floors, the property presents an exciting opportunity for a new owner to update and personalise to their own taste.

The ground floor is centred around a spacious sitting room featuring an impressive brick fireplace with wood burning stove, creating a warm and welcoming focal point. A separate dining room and snug provide flexible reception space, ideal for both family living and entertaining. The kitchen, offers good space and potential to create a superb contemporary kitchen/breakfast room.

Upstairs, the property offers comfortable bedroom accommodation along with a family bathroom, all enjoying pleasant outlooks over the surrounding gardens.

The house benefits from oil-fired central heating and wooden double glazing throughout.

## VILLAGE SETTING. GENEROUS PLOT. EXCEPTIONAL POTENTIAL.



Outside, the property is approached via a driveway providing ample parking and leading to the house and garage. The gardens wrap around the property and offer excellent privacy, with mature planting and lawned areas providing a wonderful blank canvas for landscaping or extension (subject to the usual consents).

Overall, The Beeches represents a rare opportunity to acquire a substantial home in a highly regarded village location, offering space, character and enormous potential to create something truly special.

#### **The Location**

Westleton is one of the most desirable villages along the Suffolk Heritage Coast, well known for its strong community, village pub, village green and access to beautiful heathland and coastal walks. The village sits close to the coast at Dunwich and within easy reach of Aldeburgh and Southwold, making it a superb base for both permanent living and second home ownership.

#### **Services**

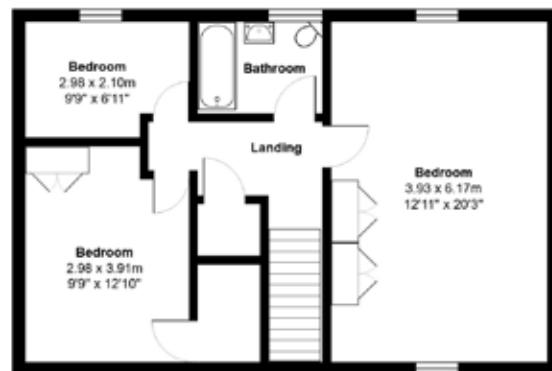
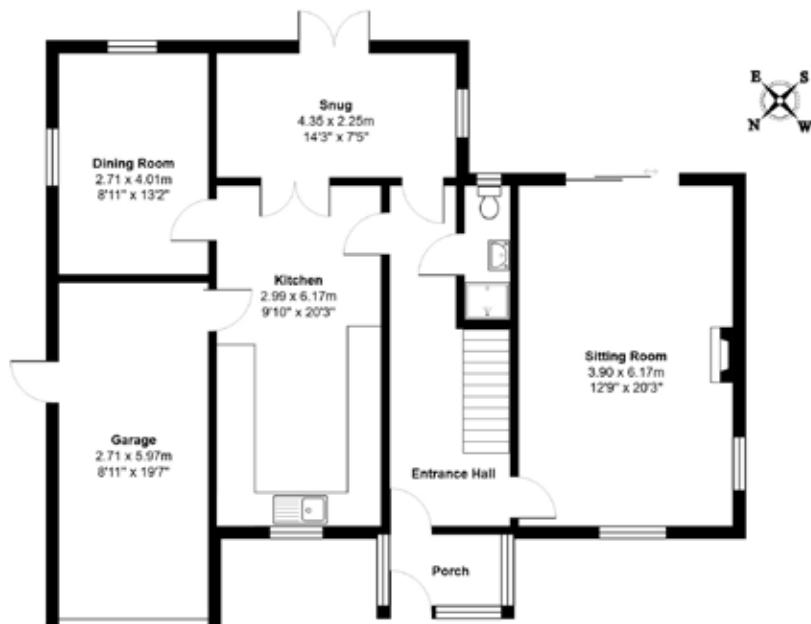
Mains electricity, water & drainage  
Oil central heating with radiators  
Double glazing

#### **Local Authority and Council Tax Band**

East Suffolk Council - Council Tax Band F

**EPC Rating: D**





Total Area: 158.8 m<sup>2</sup> ... 1709 ft<sup>2</sup>

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