



Westleton, Saxmundham

Guide Price £325,000

- No Onward Chain
- Close to the Coast at Dunwich
- Two Reception Rooms
- EPC - D
- Four Bedroom Family Home with Heathland Views
- Driveway & Gardens
- Kitchen, Utility & Cloakroom
- Perfect Family Home
- Recently Re-Fitted Kitchen/Breakfast Room with Appliances
- Oil Central Heating & Open Fireplace

Heath View, Westleton

A spacious semi-detached family home, beautifully positioned overlooking the heath on the edge of one of the Heritage Coast's most sought-after villages. The land directly opposite the house is owned by the RSPB, creating a haven for wildlife with swifts nesting in the roof tiles and nightingales singing from the nearby trees. A footpath just across the road offers direct access to scenic walks leading to Dunwich, Minsmere, Southwold, and Aldeburgh.



Council Tax Band: C



DESCRIPTION

Flick & Son are pleased to offer this spacious semi detached family house situated overlooking the heath at the edge of this most popular of Heritage Coast villages. The property features oil fired central heating and well planned accommodation which includes an entrance hall, separate sitting and dining rooms, the sitting having an open fireplace. Overlooking the rear garden is the kitchen/breakfast room, large rear hall, utility room and cloakroom. On the first floor the property has four good sized bedrooms, bathroom and separate W.C. The bedrooms to the front enjoy views over heath and woodland. Outside the property has generously proportioned front and rear gardens and a driveway providing off road parking.

LOCATION

The land opposite the house belongs to the RSPB. Swifts nest in the roof tiles and nightingales in the trees opposite. The footpath across the road is the start of walks to Dunwich, Minsmere, Southwold and Aldeburgh. The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, yet only just over two miles east of the main A12 Great Yarmouth to London road and set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor.

SITTING ROOM

Window to front, open fireplace with inlaid decorative tiles and timber mantle.

DINING ROOM

Windows to front and side.

KITCHEN

Window overlooking rear garden. Range of fitted cupboards below work tops, inset single drainer double bowl sink unit. Fitted electric oven and hob, integrated dishwasher and fridge/freezer. Under stair cupboard.

REAR HALL

Tiled floor, window to side, entrance door to rear.

UTILITY ROOM

Worktop with storage below, window to rear.

CLOAKROOM

White suite, hand basin and W.C.

FIRST FLOOR

LANDING

BEDROOM ONE

Window to front overlooking the heathland. Built in wardrobe.

BEDROOM TWO

Windows to front and side with far reaching view over the heathland.

BEDROOM THREE

Window overlooking rear garden.

BEDROOM FOUR

Window overlooking rear garden. Built in wardrobe cupboard.

BATHROOM

White suite, tongue and groove panel bath with shower over and tiled surround, pedestal hand basin. Window to rear.

SEPARATE W.C.

W.C and hand basin. Window to side.

OUTSIDE

A driveway providing off road parking. Lawn garden to front with shrubs. To the rear is a good sized lawn garden with shrubs, timber garden shed and hand gate opening onto common land.

TENURE

Freehold.

AGENT NOTE

Planning consent DC/19/0071/FUL has been granted for a side and rear extension of the neighbouring property 11 Heath View. Full details available at <https://www.eastsuffolk.gov.uk/planning/>

OUTGOINGS

Council Tax currently Band C.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 8 Queen Street, Southwold, IP18 6EQ for an appointment to view.

Email: southwold@flickandson.co.uk

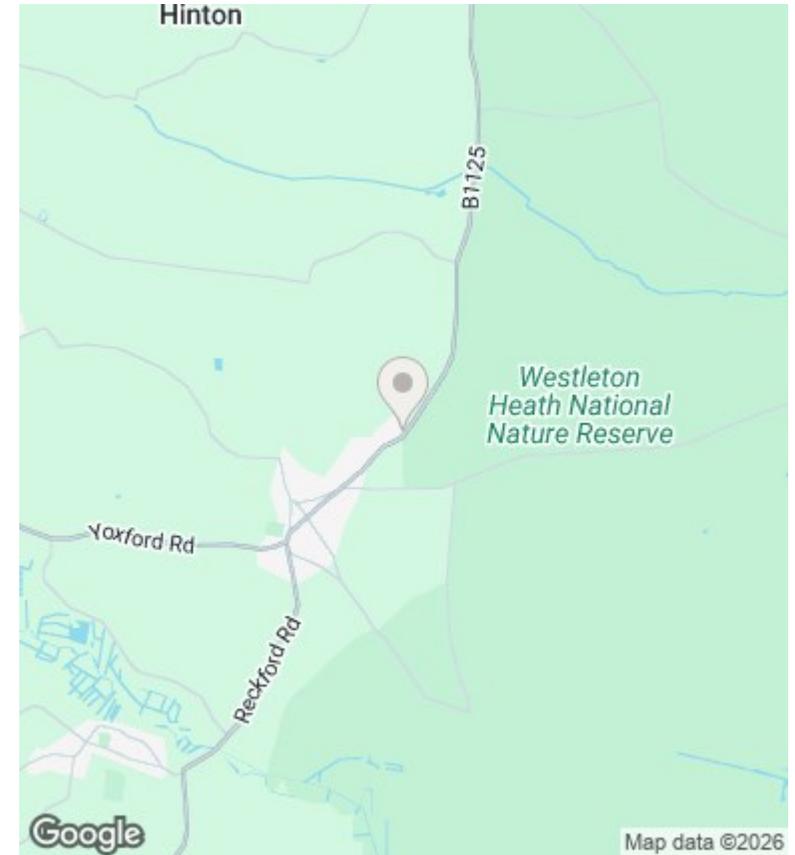
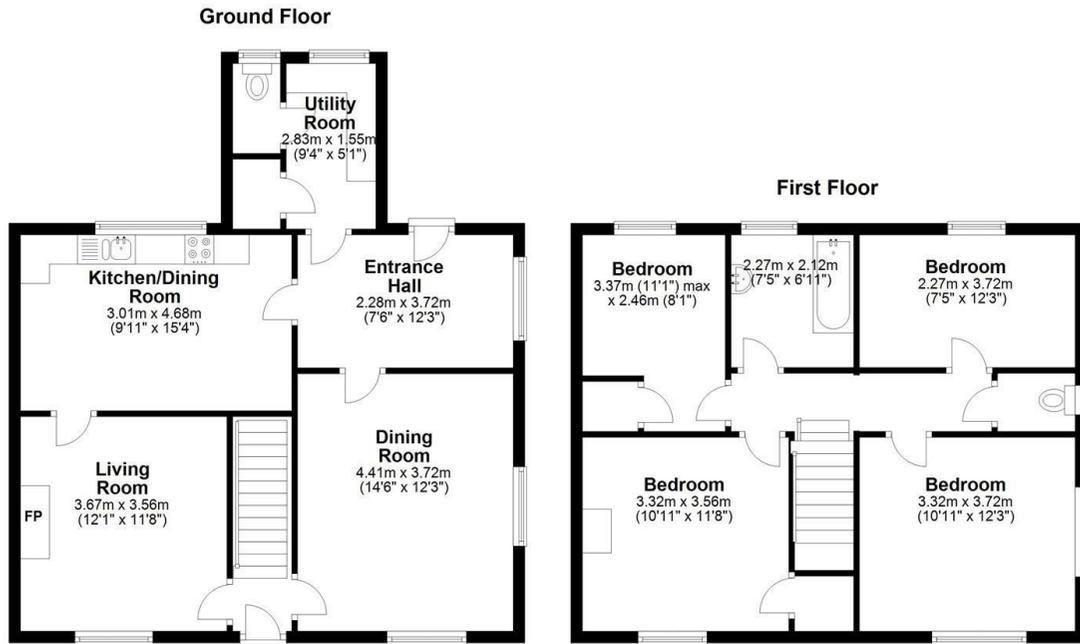
Tel: 01502 722253 Ref: 20966/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, 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 £75 for My Mortgage Planner, £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		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	
(21-38)	F		
(1-20)	G		75
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