



JENNIE JONES

EST. 1993

ESTATE AGENTS

DUNWICH ROAD

Westleton | Suffolk

£259,000

2 WOODLANDS, DUNWICH ROAD, WESTLETON IP17 3AX

Southwold – 10 miles
Aldeburgh – 8 miles
Saxmundham – 6 miles

- Entrance Hall ● Sitting Room ● Kitchen / Dining Room ●
- Cloakroom ● Landing ● Two Bedrooms ● Bathroom ●
- Enclosed Rear Gardens ● Parking ●

The Property

2 Woodlands is an attractive modern two-bedroom terraced house forming part of a small and well-regarded development built by the respected local developer Badger Homes in around 2010/11.

The property offers well-planned accommodation arranged over two floors and benefits from modern energy efficient features including air source heating, underfloor heating to the ground floor and double glazing throughout.

The accommodation begins with an entrance hall leading through to a comfortable sitting room overlooking the front of the property. To the rear there is a well appointed kitchen / dining room fitted with a range of modern units together with integrated appliances and ample space for a dining table. A cloakroom completes the ground floor accommodation.

On the first floor the landing provides access to two bedrooms together with a family bathroom.

Outside the property benefits from a private enclosed courtyard garden which provides a pleasant and low maintenance outdoor space together with a garden shed. The property also benefits from allocated parking.

Smart modern village home with courtyard garden, parking and no onward chain.



The house is offered for sale with no onward chain, making it an ideal opportunity for first time buyers, downsizers or those seeking a low maintenance home close to the Suffolk coast.

The Location

Westleton is one of the most desirable villages in this part of Suffolk and lies within the Suffolk & Essex Coast & Heaths Area of Outstanding Natural Beauty.

The village offers an excellent range of amenities including a well-regarded public house, village shop and post office together with a popular garage and tea room.

The nearby coastal destinations of Dunwich, Walberswick, Southwold, Aldeburgh and Thorpeness are all within easy reach, offering beaches, sailing and some of Suffolk's most attractive coastal scenery.

The market town of Saxmundham provides a wider range of facilities including supermarkets, restaurants and a railway station with services to Ipswich and onward connections to London Liverpool Street.

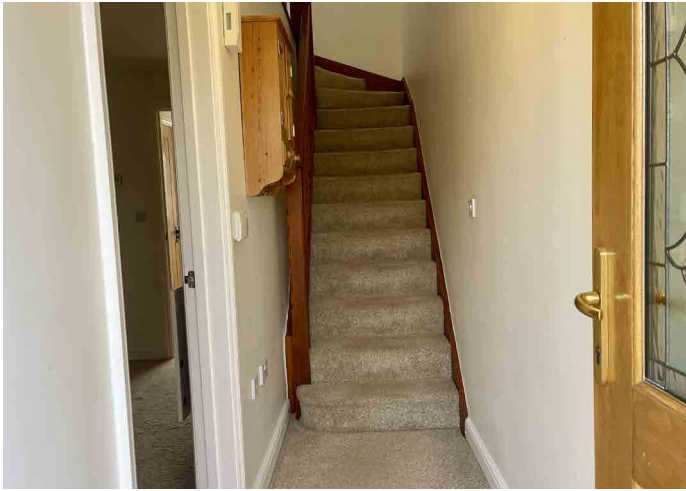
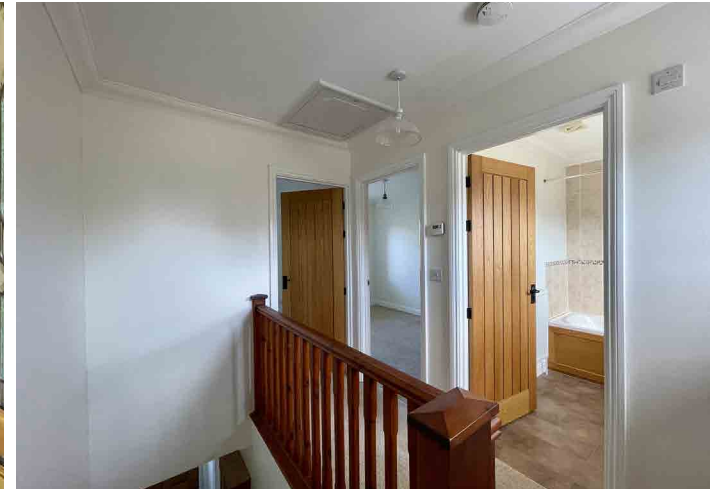
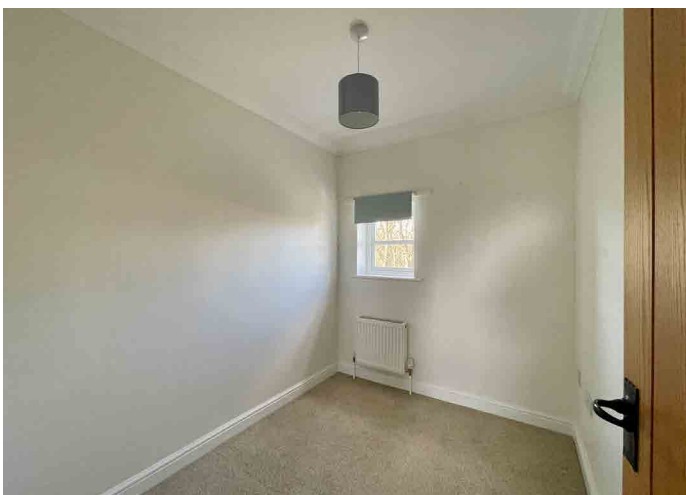
Services

Mains water, mains electricity & mains drainage.
Air Source Heating via radiators and underfloor
UPVC double glazing throughout.

Local Authority and Council Tax Band

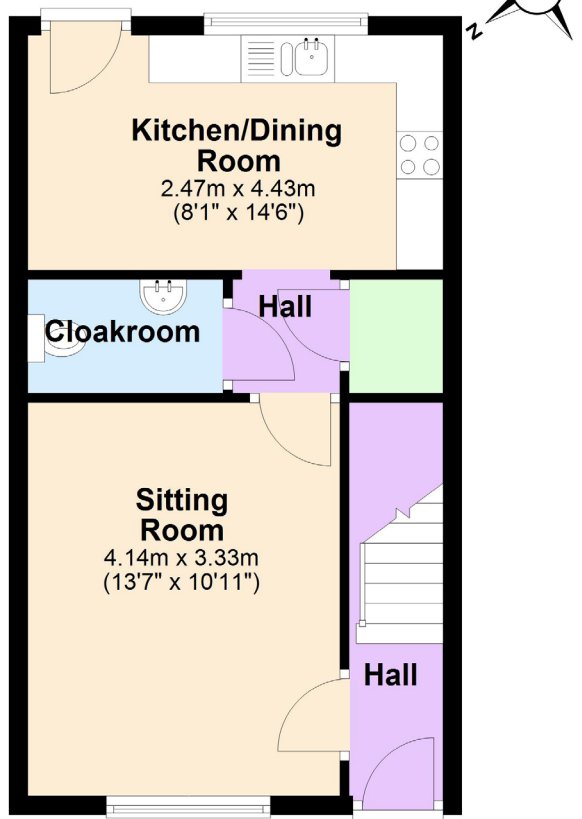
East Suffolk Council
Council Tax Band: B

EPC Rating: TBC



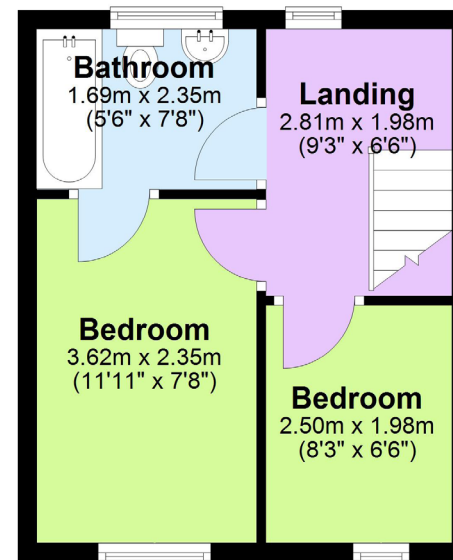
Ground Floor

Approx. 35.5 sq. metres (381.7 sq. feet)



First Floor

Approx. 24.0 sq. metres (258.0 sq. feet)



Total area: approx. 59.4 sq. metres (639.6 sq. feet)

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