



**Westleton House The Street, Westleton Saxmundham IP17 3AA**



**welcome to**

## **Westleton House The Street, Westleton Saxmundham**

This well-maintained 3-bedroom house in the peaceful village of Westleton next to the village green and features an open-plan modern kitchen and living area, a downstairs W/C, three bedrooms, and a contemporary family bathroom. Outside offers an enclosed rear garden with off-road parking.

### **Cloakroom**

W/C, wash hand basin, heated towel rail, tiled flooring.

### **Lounge / Diner**

21' Max x 13' Max ( 6.40m Max x 3.96m Max )

### **Kitchen**

12' 9" x 8' 3" ( 3.89m x 2.51m )

Two double glazed windows to rear aspect, base and wall units, integrated oven, electric hob, ceramic sink, radiator, space for washer, cellar door leading to small cellar under the kitchen.

### **Rear Entrance**

Door to rear, radiator, storage, tiled flooring.

### **Landing**

Loft hatch, airing cupboard, carpet flooring.

### **Bedroom 1**

15' 6" x 9' 7" ( 4.72m x 2.92m )

Double glazed window to rear aspect, radiator, carpet flooring.

### **Bedroom 2**

14' 4" x 9' 2" ( 4.37m x 2.79m )

Two double glazed windows to front aspect, radiator, carpet flooring.

### **Bedroom 3**

8' 4" x 7' 3" ( 2.54m x 2.21m )

Double glazed window to side aspect, storage cupboard, radiator, carpet flooring.

### **Bathroom**

Double glazed window to rear aspect, w/c, wash hand basin, bath with shower over head, tiled flooring.

### **Rear Garden**

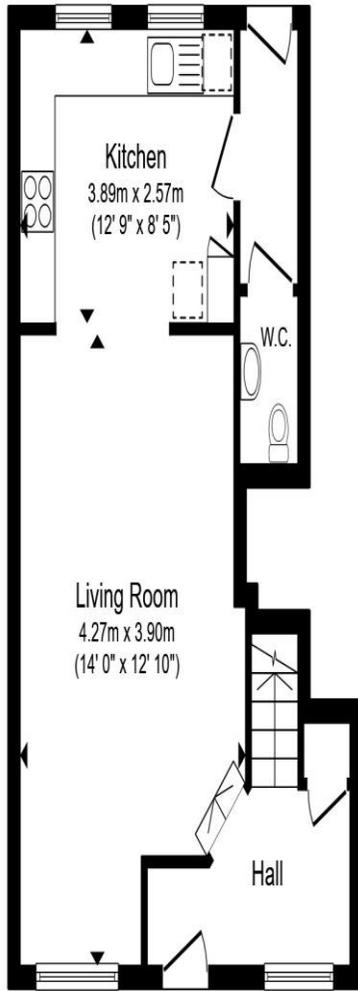
Walled and fenced for boundary, oil tank, patio, lawned area.

### **Parking**

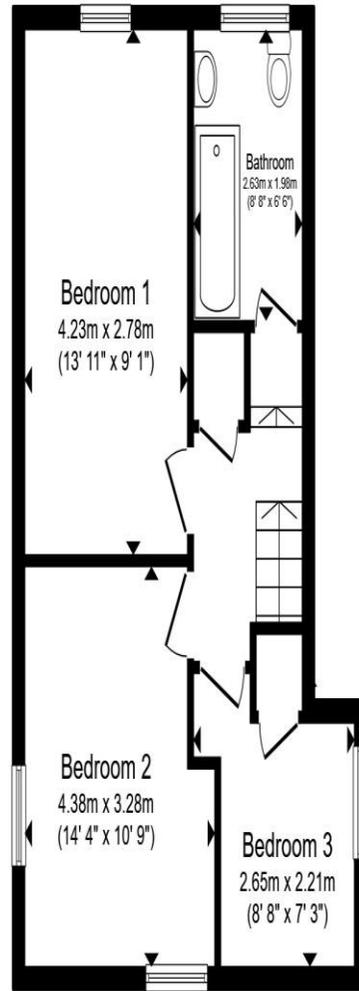
Off road parking for 1 car at the side of the property.

### **Agents Note**

All furnishings within the property could be included within the sale, subject to separate negotiation.



**Ground Floor**



**First Floor**

Total floor area 83.2 m<sup>2</sup> (896 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Westleton House The Street,  
Westleton Saxmundham**

- Beautiful 3-bedroom house
- Next to the village green
- Open-plan modern kitchen and living area
- Enclosed rear garden
- Off-road parking

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£375,000**



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Property Ref:  
FLH103425 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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