Flick & Son
Coast and Country







Westleton,

Guide Price £280,000

- Cottage Style Family Home Opposite the Village Green
- Fitted Kitchen with Integrated Appliances
- Living Room Opening to the Garden
- Parking for 2 vehicles
- Ground Floor Shower Room and First Floor Bathroom
- No Onward Chain
- Air Source Heating and Double Glazing
- 3 Well Proportioned Bedrooms
- EPC - C

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

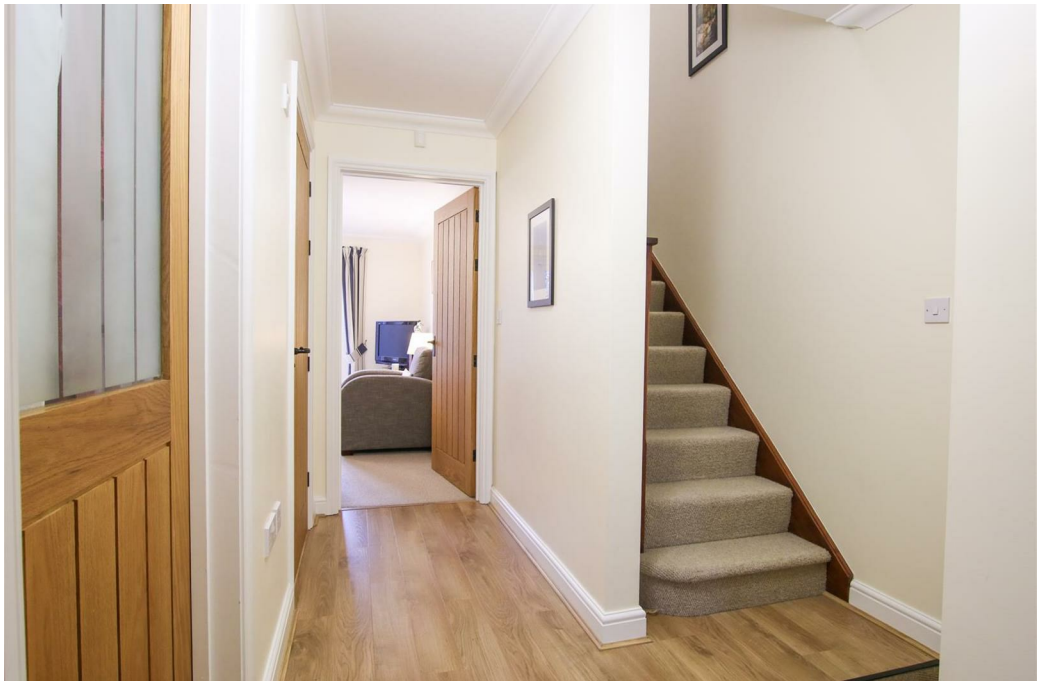
Dunwich Road, Westleton

An immaculate modern end terrace cottage style home located opposite the green of this highly sought after East Suffolk village. The ever popular village of Westleton lies about six miles northeast of the market town of Saxmundham, and only just over two miles east of the A12. Set around a traditional village green with shop, cafe, hotel & restaurant, motor vehicle garage, and thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.

3 2 1 C

Council Tax Band: C





DESCRIPTION

Enjoying an enviable position opposite Westleton's picturesque village green, this modern end-of-terrace family home, dating from 2011 and having been in the same ownership since new, blends traditional cottage styling with comfortable contemporary living. Constructed with attractive brick elevations beneath a pantiled roof, the property offers a warm and inviting welcome from the moment you arrive.

A tiled entrance porch with a leaded-light glazed door opens into a generous hallway, complete with useful storage and a staircase rising to the first floor. The well-appointed kitchen features an excellent range of oak-finished units with work surfaces and counter lighting. Integrated appliances include an electric oven and hob with cooker hood, concealed washing machine, fridge, and freezer. A front-facing window offers a charming outlook over the front garden towards the village green.

The ground floor also includes a convenient shower room, fitted with a WC, wash basin, and shower, whilst to the rear, the light and spacious living room enjoys casement doors opening directly onto the garden. A useful understairs cupboard houses the pressurised water cylinder and the air-source heat pump system.

Upstairs, the galleried landing with side window leads to three well-proportioned bedrooms. The principal bedroom overlooks the rear garden, while the second and third bedrooms enjoy lovely views toward the village green. A family bathroom fitted with a modern white suite completes the accommodation.

Outside, the property continues to impress. The rear garden offers an open lawn, patio terrace, established shrubs, and a hand gate leading through to two parking spaces. With its delightful south-easterly aspect, the garden provides a wonderful space to relax and enjoy the sunshine throughout the day.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently band C

VIEWING ARRANGEMENTS

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20/RDB.

FIXTURES AND 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.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant









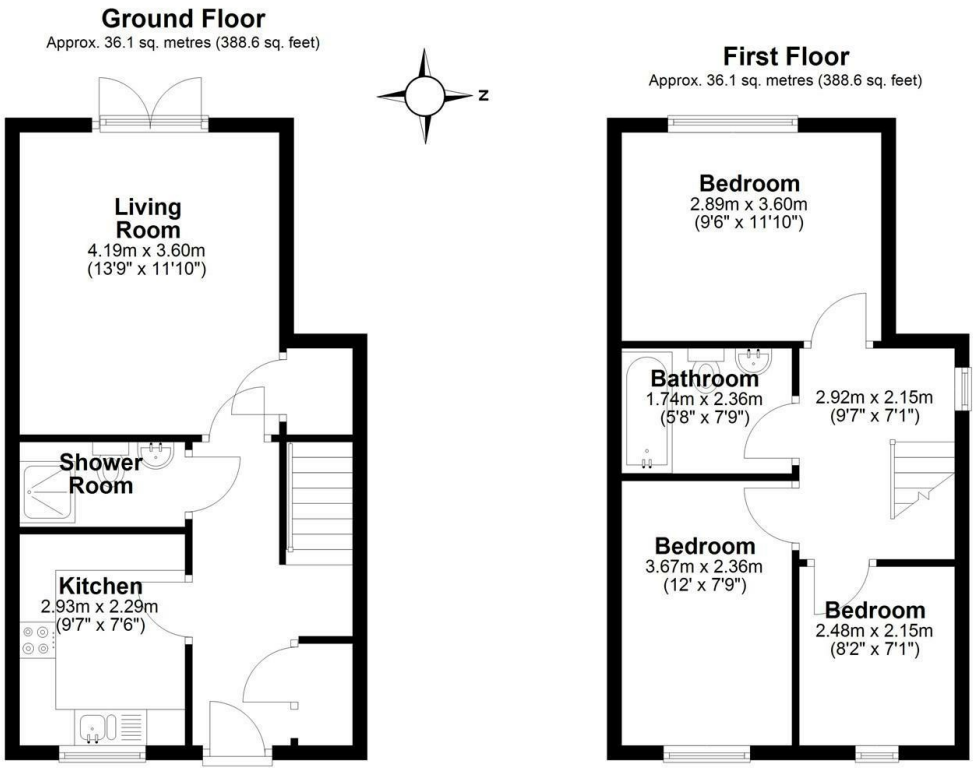












Total area: approx. 72.2 sq. metres (777.3 sq. feet)

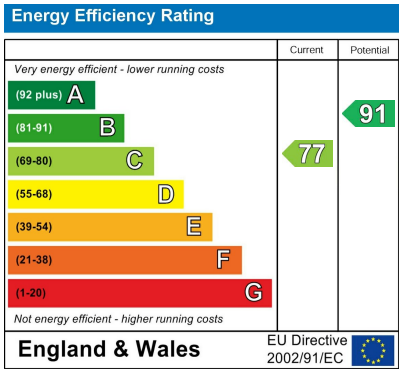


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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