



## Westhall, Halesworth,

Guide Price £280,000

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- Field Views
- Large Hallway Entrance
- Two/Three Bedrooms
- Requires Modernisation
- EPC - D
- Substantial Plot with Wrap Around Garden
- Detached Bungalow

# Hares Lane, Westhall, Halesworth

Westhall is a charming, tranquil village located in the heart of Suffolk, offering a peaceful countryside setting with easy access to nearby towns and the coast. Known for its scenic beauty, the village is surrounded by lush farmland and rolling hills, creating an idyllic backdrop for rural living. With its traditional Suffolk architecture and friendly community, Westhall boasts a welcoming atmosphere, making it a perfect place for those seeking a slower pace of life. The village is well-connected, with local amenities and transport links providing convenience, while the nearby towns offer a range of shops, schools, and services. Whether you're drawn to the peaceful surroundings or the rich local history, Westhall offers a delightful blend of rural charm and modern accessibility.



Council Tax Band:



## DESCRIPTION

This charming two/three-bedroom detached bungalow is nestled in the picturesque village of Westhall, Suffolk. The property offers a welcoming, spacious living environment, with two generously sized double bedrooms, and the option of a third, providing flexibility to suit your needs, whether as a bedroom, study, or guest room. The bright and airy living room is perfect for relaxing and entertaining, while the family bathroom offers a convenient, well-appointed space for the household. The kitchen is fully equipped with fittings and includes a utility room off the back, ideal for laundry and additional storage. Outside, the property is set in a stunning village location, offering a large wrap-around garden that provides ample space for outdoor activities, gardening, or simply enjoying the serene surroundings. A driveway offers off-road parking, adding to the convenience of this lovely home. With its beautiful location in Westhall, this bungalow combines comfort and practicality with the charm of village life. It's a perfect choice for those seeking a peaceful retreat in a well-connected community.

## LOCATION

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## TENURE

Freehold

## OUTGOINGS

Council Tax Band B

## SERVICES

Mains water and electricity with oil tank

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 23A, New Market, Beccles, NR34 9HD for an appointment to view.

Email: [beccles@flickandson.co.uk](mailto:beccles@flickandson.co.uk). Ref. 20768/JD.

Tel: 01502 442889

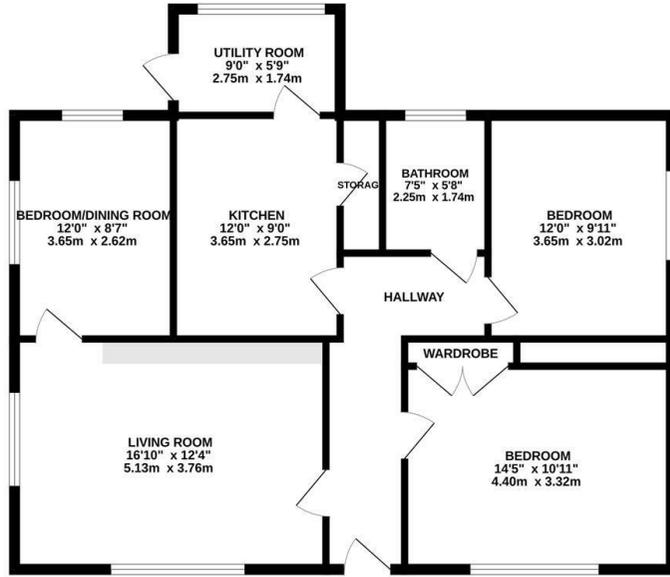
## FIXTURES AND FITTINGS

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.

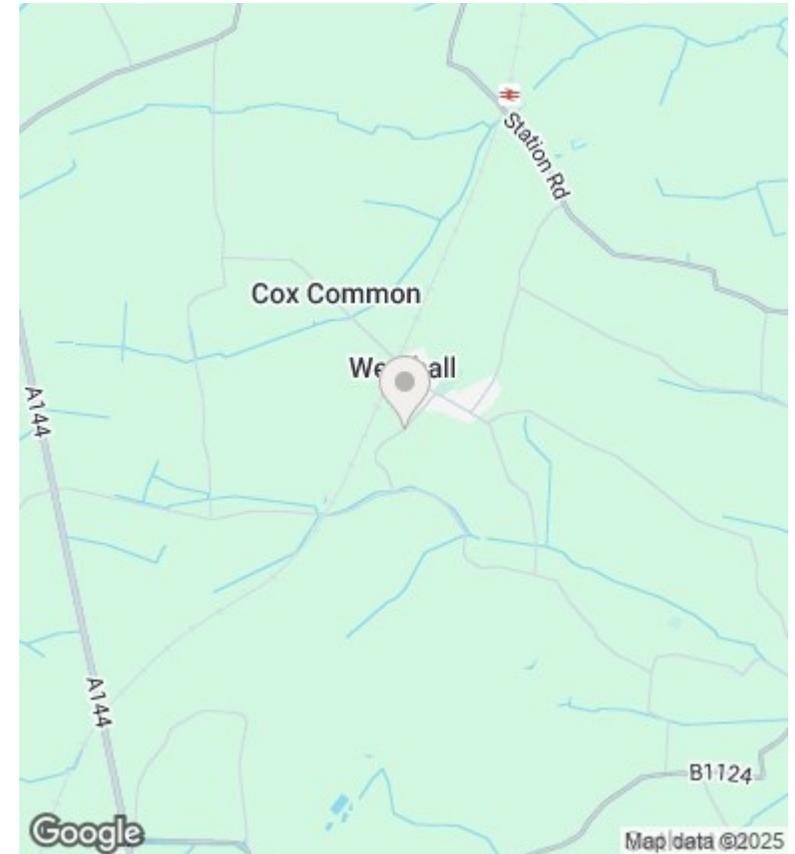




GROUND FLOOR  
916 sq.ft. (85.1 sq.m.) approx.



TOTAL FLOOR AREA: 916 sq ft. (85.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan (roomed areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their accuracy or efficiency can be given. Made with Metropack 1/2025.



### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £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) <b>A</b>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)