



## Walberswick, Suffolk

Guide Price £1,150,000

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- Three Bathrooms over Three Floors
- Two Reception Rooms to Front, Living Room & Snug
- Six Bedroom Detached Home
- Open Plan to Rear with Kitchen/Dining Area
- Drive and Double Garage
- Set on a Substantial Plot on the Desirable Manor Close
- Bifold Doors to Rear Opening into Rear
- Underfloor Heating, Solar Panels, Air Source Heat Pump

# Manor Close, Walberswick

Walberswick is a highly sought-after coastal village, renowned for its natural beauty, unspoilt charm, and relaxed lifestyle. Situated on the Suffolk Heritage Coast, the village offers a unique blend of sandy beaches, scenic marshes, and open countryside, making it a haven for walkers, nature lovers, and those seeking a peaceful retreat. The village itself benefits from a welcoming community atmosphere, with amenities including a village shop, popular pubs, and access to a range of outdoor pursuits such as sailing, crabbing, and coastal walks. The nearby town of Southwold, just across the River Blyth, provides a wider selection of independent shops, restaurants, and cultural attractions, all within easy reach. Walberswick is also well connected for exploring the surrounding Suffolk coastline and countryside, while still offering a sense of seclusion, making it an ideal location for both permanent residence and holiday living.



Council Tax Band:



## DESCRIPTION

Tucked away at the end of a quiet close on the ever-desirable Manor Close in Walberswick, this impressive six-bedroom detached home occupies a substantial and private plot, offering beautifully extended and thoughtfully renovated accommodation set over three spacious floors. Upon entering, you are welcomed into a generous entrance hall, with a striking staircase at its heart and two versatile reception rooms positioned either side, ideal for use as a formal living room and either a snug or games room. The main living room is flooded with natural light and features a charming brick fireplace with a wood-burning stove, creating a warm and inviting atmosphere. To the rear, the home opens into a stunning extended kitchen/dining space, designed for modern family living and entertaining. This bright and airy area benefits from bifold doors to the rear garden and additional patio doors to the side, allowing light to pour in throughout the day. The contemporary kitchen is well-appointed with integrated appliances including a hob, oven, and microwave, while a central island provides a stylish breakfast bar. There is ample storage throughout, as well as designated space for a large fridge freezer. A separate utility room is conveniently located just off the kitchen, offering space for a washing machine and tumble dryer. The first floor hosts four well-proportioned double bedrooms, all featuring integrated storage and large windows that enhance the sense of space and light. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a modern family bathroom. On the second floor, there are two additional double bedrooms along with useful storage space off the landing, ideal for guests, older children, or home office use. Externally, the property is surrounded by beautifully established gardens, rich with mature plants and shrubbery, providing a peaceful and private outdoor setting. A driveway offers ample off-road parking and leads to a double garage, completing this exceptional family home. This is a rare opportunity to acquire a spacious and stylish property in a highly sought-after coastal location.

## LIVING AREA

The property offers two well-proportioned and versatile living areas positioned to the front of the home, either side of the central staircase, creating a balanced and welcoming layout. The main living room is a particularly inviting space, enhanced by an abundance of natural light that pours in through large windows, giving the room a bright and airy feel throughout the day. A charming brick fireplace with a wood-burning stove forms a striking focal point, adding both character and warmth, perfect for cosy evenings. Opposite, the second reception room provides excellent flexibility and can be tailored to suit a variety of needs, whether as a snug, games room, or additional sitting room. This space offers a more intimate setting while still benefiting from good natural light, making it ideal for relaxing or entertaining in a more informal atmosphere. Together, these two reception rooms offer a superb blend of comfort and practicality, catering effortlessly to both family living and social occasions.

## KITCHEN/DINER

The heart of the home lies in the impressive open-plan kitchen and dining area, which has been thoughtfully extended and opened up to create a bright and sociable living space. Designed with both everyday family life and entertaining in mind, this expansive room is flooded with natural light, thanks to bifold doors opening onto the rear garden and additional patio doors to the side. The contemporary kitchen is well-equipped with integrated appliances, including a hob, oven, and microwave oven. A central island extends out from the back wall, creating a natural divide within the space while presenting an ideal breakfast bar for casual dining. There is also ample space for a large fridge freezer, complemented by plentiful storage throughout, ensuring both practicality and clean, streamlined aesthetics. The dining area seamlessly connects to the kitchen and comfortably accommodates a large six-seater dining table, making it perfect for family meals and entertaining guests, all while enjoying views out to the garden. A separate utility room is conveniently located just off the kitchen, providing dedicated space for laundry appliances and further enhancing the functionality of this beautifully designed space.

## BEDROOMS

The property offers six well-proportioned double bedrooms arranged over the first and second floors, providing flexible and spacious accommodation ideally suited to family living. On the first floor, there are four bright and generously sized double bedrooms, each benefiting from integrated storage and large windows that allow natural light to fill the rooms, creating a calm and airy feel throughout. The second floor hosts two further double bedrooms, ideal for guests, older children, or alternative uses such as a home office or hobby space. This level also benefits from additional storage off the landing, enhancing the practicality of the layout. Altogether, the bedroom accommodation is both versatile and well-balanced, offering ample space for growing families or those seeking adaptable living arrangements.

## BATHROOMS

The property benefits from well-planned bathroom accommodation, including a modern family bathroom on the first floor, serving the principal bedrooms. Finished to a good standard, it is both practical and well-positioned within the home, catering comfortably to daily family use. In addition, the principal bedroom enjoys a recently renovated ensuite shower room, offering a stylish and private facility. Finished with contemporary fittings, it provides a fresh and modern space that enhances the appeal and convenience of the main bedroom suite. Further bathroom facilities are found on the second floor, where there is a shower room fitted with a three-piece suite, providing convenient and flexible accommodation for the upper-floor bedrooms.

## OUTSIDE

Externally, the property is set within beautifully established gardens, offering a wonderful sense of privacy and seclusion. The grounds are richly planted with mature shrubs, trees, and flowering borders, creating a peaceful and picturesque outdoor setting that complements the home perfectly. To the front, a private driveway provides off-road parking and leads to a double garage, offering excellent storage and secure parking options. The driveway also benefits from an electric vehicle charging point, adding modern convenience to this already well-appointed home. The rear and surrounding gardens provide a tranquil retreat, ideal for outdoor entertaining, family enjoyment, or simply relaxing in a naturally green and well-tended environment.

## SERVICES

Air Source Heat Pump, Solar Panels (installed 2025), mains electric, water and underfloor heating on the ground floor

## OUTGOINGS

Council tax band to be confirmed

## 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.

## TENURE

Freehold

## VIEWING ARRANGEMENTS

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

Email: [southwold@flickandson.co.uk](mailto:southwold@flickandson.co.uk)

Tel: 01502 722253 Ref:

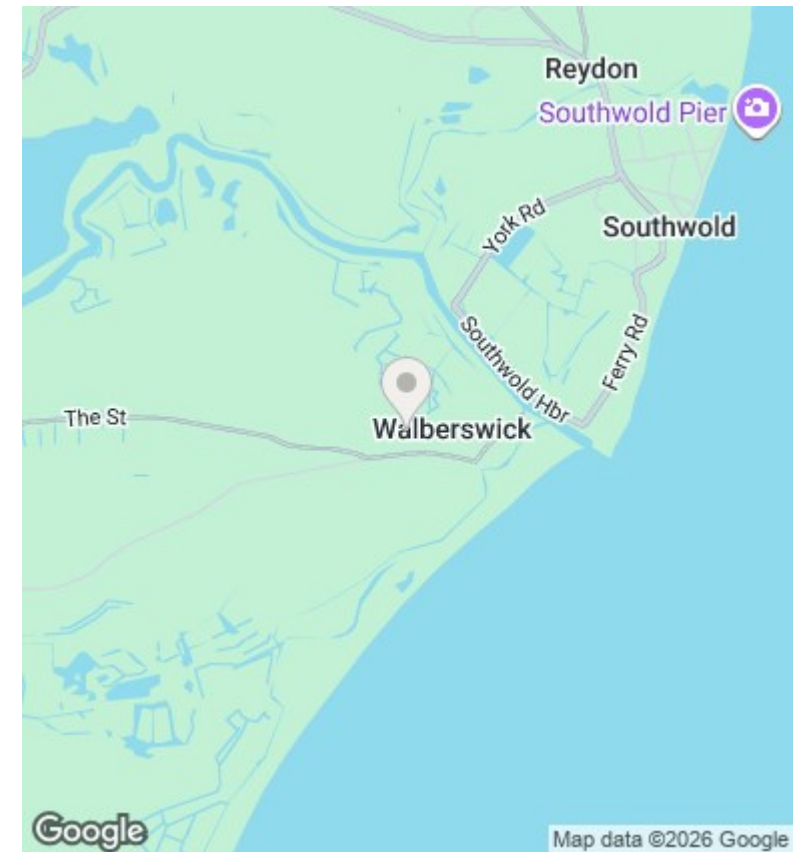






TOTAL FLOOR AREA : 2664 sq.ft. (247.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 is 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 operability or efficiency can be given.  
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### 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	80	83
<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)