



## Middleton,

Guide Price £695,000

- No Onward Chain
- Oil Fired Central Heating & Double Glazing
- Spacious Kitchen/Dining Room
- 3/4 Acre Garden (STMS)
- 4 Bedrooms & 2 Bathrooms
- Carport & Garage
- Additional Parcel of Land/Building Plot (subject to further negotiation)
- Living Room & Conservatory
- EPC-

# Rectory Road, Middleton

Detached family home standing in 3/4 of acre of garden yet in the centre of the village. Centred around its small village green and the parish church of The Holy Trinity, the village of Middleton also has a primary school, public house, farm shop. The village lies approximately four miles from the Suffolk Heritage Coast at the historic village of Dunwich and the internationally renowned RSPB Bird Reserve at Minsmere.



Council Tax Band: E



## DESCRIPTION

Built by the current owners in 1972 for their own occupation, this much-loved detached family home offers space, privacy, and exceptional surroundings in one of East Suffolk's most sought-after villages—just moments from RSPB Minsmere and the Suffolk Heritage Coast.

Set well back from the road, the property is approached via a large parking forecourt, with a driveway continuing beneath a carport to a detached single garage. Beyond lies a beautifully landscaped garden—truly a highlight of this home.

To the west of the property is a parcel of land bordering Rectory Road which may have potential has a building plot subject to the necessary consents being obtained. This parcel of land is available to purchase subject to further negotiation.

Inside, a spacious entrance hall welcomes you, with a staircase rising to the first floor and useful storage beneath. To the right, the double-aspect kitchen/dining room enjoys garden views and features a range of wood-finished fitted units, generous work surfaces, a breakfast bar, and ample cupboard space. A rear utility room offers additional storage, plumbing for a washing machine, and direct access to the garden. Beyond this is a practical wet room with shower, WC, and tiled flooring.

The living room is another light-filled, double-aspect space, featuring a striking stone fireplace. Glazed doors open into a double-glazed conservatory, providing wonderful views across the garden—perfect for enjoying the seasons year-round.

Upstairs, the first-floor landing includes an airing cupboard and

leads to four well-proportioned bedrooms and a modern family bathroom with a large walk-in shower, hand basin, and WC.

The home benefits from double glazing and oil-fired central heating throughout.

Outside, the gardens are a true delight, extending to approximately three-quarters of an acre. (subject to measured survey). Wide lawns are interspersed with mature trees and shrubs, a tranquil pond, and fine views over neighbouring marshes. The garden borders the picturesque Minsmere New Cut, creating an enchanting backdrop and a haven for wildlife.

This is a rare opportunity to acquire a well-designed home in an idyllic, peaceful setting, within easy reach of coastal walks, nature reserves, and the charm of the Suffolk countryside.

To the west of the property is a parcel of land which may have potential as a building plot subject to the necessary consents being obtained. The plot is available to purchase subject to further negotiation.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently E

Agricultural drainage rates (East Suffolk water management) £1.75 pa

## 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: 20989/RDB.

### **FIXTURES AND FITTINGS**

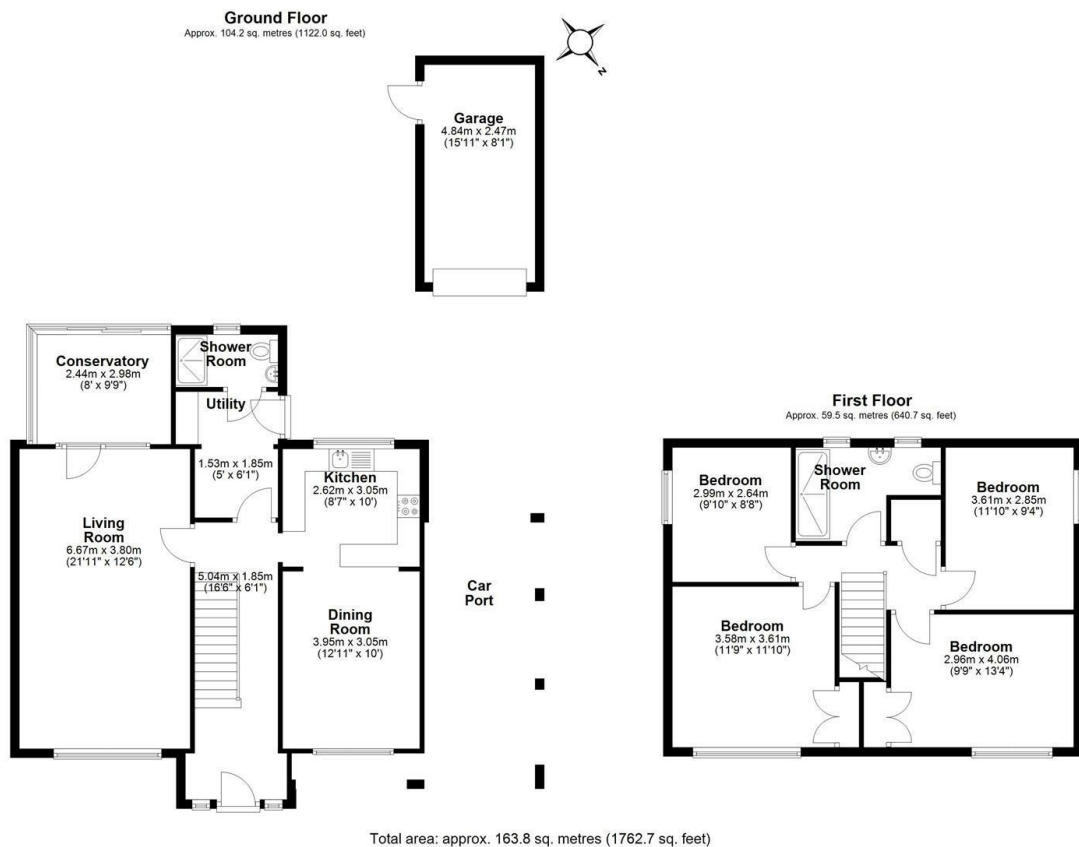
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

### **SERVICES**

Mains electricity, water and drainage







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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>		
(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		
	54	76
<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)