



Middleton Moor, East Suffolk

Guide Price £350,000

- No Onward Chain
- Three Double Bedrooms with Countryside Views
- Large Open Plan Kitchen/Dining Room
- Sitting Room with Wood Burner
- Garden and Parking for Two Vehicles
- Ensuite Shower & Family Bathroom
- Double Glazed with Bi-Fold doors to the Rear.
- Air Source Under Floor Heating
- EPC - C

Middleton Moor

Particularly spacious three bedroom semi-detached contemporary family home, with views over Middleton Moor, a short drive from the Suffolk Heritage Coast and close the sought after villages of Westleton and Middleton. Middleton Moor lies about 5 miles northeast of the market town of Saxmundham and only just over two miles east of the A12. The nearby village of Westleton is set around a traditional village green with restaurants, public houses, motor vehicle garage and a thriving village store and post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.



Council Tax Band: D



DESCRIPTION

A beautifully presented semi-detached home built in a contemporary style, featuring a striking combination of timber panelling and rendered elevations beneath a modern pantile roof. Set back from the road, behind a lawned front garden bordered by a low hedgerow.

The entrance door opens into a welcoming hallway with stairs rising to the first floor, a convenient cloakroom, and useful under-stairs storage. To the front of the house, the elegant sitting room features a wooden floor and a recessed wood-burning stove, with views over the village green.

To the rear, a spacious L-shaped kitchen/dining room is the heart of the home, complete with bi-fold doors that open onto a paved patio and the rear garden—perfect for indoor-outdoor living. The kitchen is fitted with a stylish range of units, offering generous storage and worktop space, along with high-quality integrated appliances.

Upstairs, three well-proportioned bedrooms enjoy views over the surrounding countryside. The principal bedroom, located at the rear, benefits from a sleek en suite shower room, while the remaining two bedrooms are served by a modern family bathroom.

The rear garden is generously sized and laid mainly to lawn with mature shrubs and planting. A central pathway leads to a hand gate providing access to the private parking area, where the property has two allocated spaces. Access is via a shingle driveway shared with the adjoining home.

This stunning family home also benefits from an air source heat pump system, providing underfloor heating to the ground floor and radiators to the first floor. Double-glazed windows and high levels of insulation contribute to excellent energy efficiency and year-round comfort.

ACCOMMODATION

ENTRANCE HALL

Tiled floor. Staircase with storage below.

CLOAKROOM

White suite comprising hand basin and WC.

SITTING ROOM

Windows to front and side elevations. Recessed wood burning stove. Wood flooring.

KITCHEN/DINING ROOM

An L-Shape room with tiled floor. Windows and B-Fold doors opening to the garden. Fitted with a range of base and wall cupboards, wood block work surfaces and sink unit. Fitted electric oven, hob with glass splash back and stainless cooker hood over, dishwasher, fridge freezer and plumbing for washing machine.

FIRST FLOOR

LANDING

Storage cupboard.

BEDROOM

Window overlooking the rear garden.

ENSUITE

Suite comprising tiled shower cubicle, hand basin and WC. Heated towel rail.

BEDROOM

View over the green and countryside beyond.

BEDROOM

View over the rear garden.

BATHROOM

Suite comprising panel bath hand basin and WC. Heated towel rail.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains, electricity, water. Drainage TBC

AGENTS NOTE

Energy infrastructure proposals in the vicinity of property. Prospective purchasers should make enquires of the relevant authorities.

VIEWINGS ARRANGEMENTS

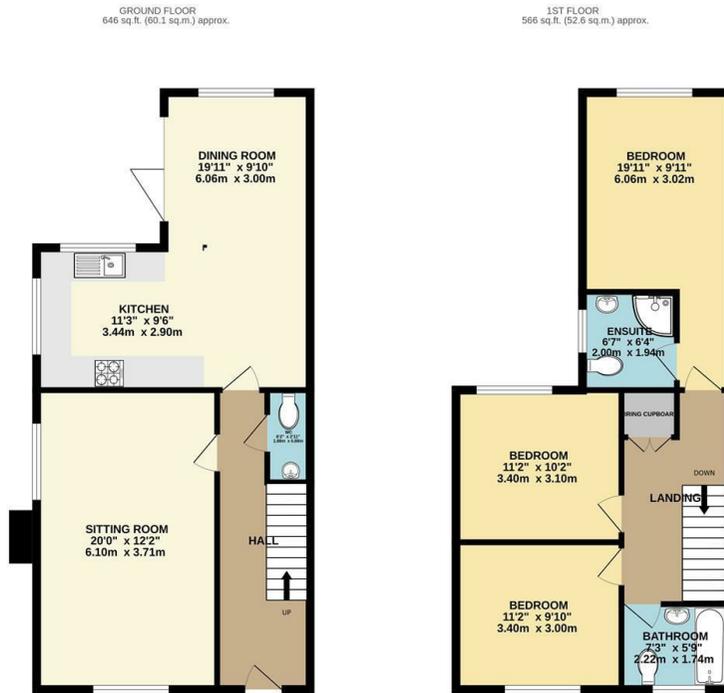
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view. Email: enquiries@flickandson.co.uk Tel: 01728 633777 Ref: 20849/RDB.

FIXTURES AND FITTINGS

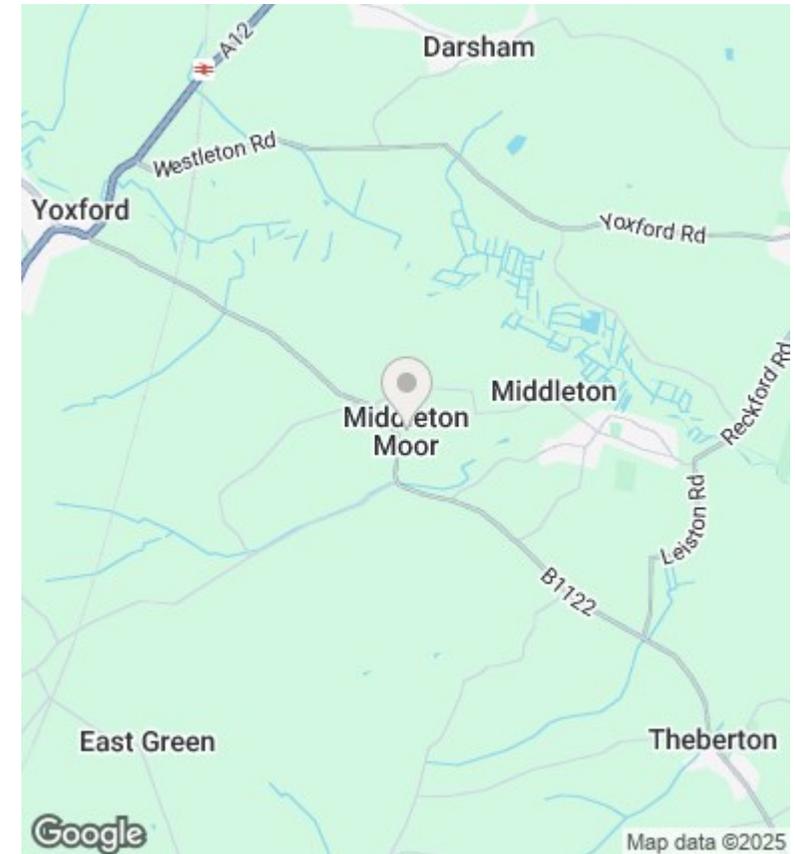
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TOTAL FLOOR AREA: 1212 sq.ft. (112.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability or efficiency at the time shown with Metropack 1/2025.



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) A		90
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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