



## Westleton, Suffolk

Guide Price £695,000

- Three Double Bedrooms
- Utility, Cloakroom & Study
- Wood Burner
- Far Reaching Countryside Views
- Beautiful Gardens & Summer House
- Oil Central Heating and PV Solar Panels
- Garage and Workshop
- Ensuite Shower Room
- EPC - D



# Darsham Road, Westleton

A fine detached family home set in beautiful gardens with far reaching countryside views at the edge of this most popular of Suffolk coastal villages. Westleton lies about six miles northeast of the market town of Saxmundham and just over two miles east of the A12. Set around a traditional village green, Westleton boasts restaurants, public houses, motor vehicle garage and a thriving village store and a post office. The coastal village of Dunwich, RSPB Minmere, and National Trust Dunwich heath are all close by.

 3  2  3  D

Council Tax Band: F



## DESCRIPTION

An individual detached family home situated in delightful gardens and enjoying fine views to the west over the neighbouring countryside. This modern cottage style home with rendered elevations below pantile covered roof is set back from the road with a wide driveway, providing ample off road parking and access to the an attached garage with a useful workshop to the rear. The gardens are a delight, with three sets of casement doors opening onto a wide paved patio, and lawns interspersed with borders planted with a wealth of flowering plants and shrubs. At the far end of the garden is a further seating area adjacent to the summer house and green house with raised vegetable beds to one side. The accommodation features oil central heating PV solar panels and double glazing.

## ACCOMMODATION

### STORM PORCH

Entrance door to:

### ENTRANCE HALL

Staircase to first floor with cupboard below. Half landing with colour glazed window. Latch doors to:

### CLOAKROOM

White suite comprising hand basin with tiled splash back and WC. Opaque window.

### STUDY

Window to the front elevation.

### SITTING ROOM

A double aspect room with inglenook style fireplace with inset timber bressummer and wood burning stove. Bay window to front elevation and casement doors opening to the rear garden. Double doors open to:

## DINING ROOM

Casement doors opening to the rear garden.

## KITCHEN/BREAKFAST ROOM

Tile floor. Windows to side and rear with casement doors opening to the rear garden. Fitted with a range of Shaker style base and wall cupboards, wood work surfaces and butler sink with mixer tap and tiled surrounds. Fitted electric oven and hob with cooker hood over. Fitted dishwasher.

## UTILITY ROOM

Tiled floor. Panel glazed stable door to side elevation. Work surface with single drainer sink unit and plumbing for washing machine.

## FIRST FLOOR

### LANDING

Window with far reaching countryside views. Deep airing cupboard.

### BEDROOM

A double aspect room with bay window facing South West with fine countryside views. Window facing North East over looking the rear garden.

### ENSUITE

Roof light. White suite comprising tiled shower cubicle, hand basin with storage cupboard below. WC. Heated towel rail.

### BEDROOM

Window overlooking the rear garden.

### BEDROOM

Window overlooking the rear garden.

### BATHROOM

White suite comprising panel bath with shower over, hand basin and WC. Tiled surrounds, heated towel and opaque window.



## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently F.

## SERVICES

Mains electricity, water and drainage.

## VIEWING ARRANGEMENT

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: 20577/RDB.

## FIXTURES & FITTINGS

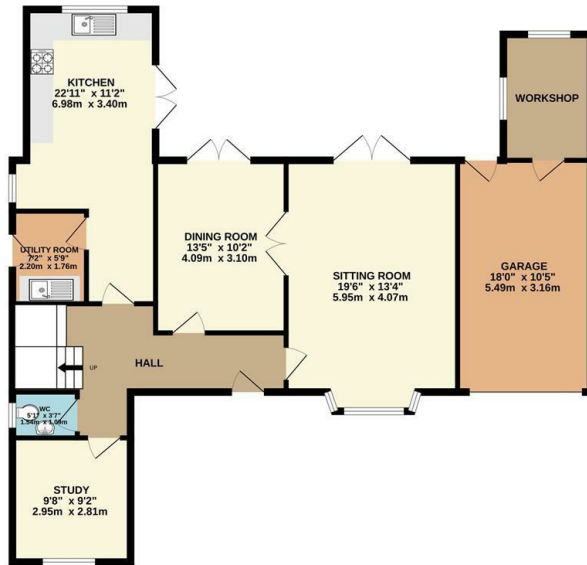
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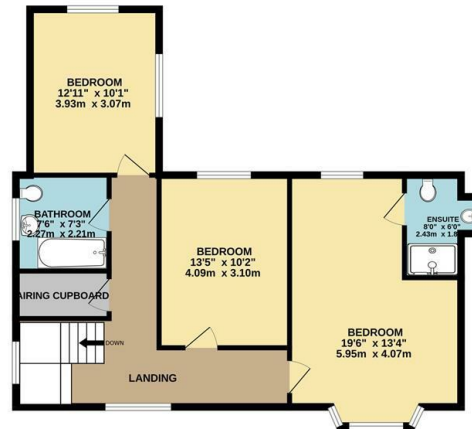




GROUND FLOOR  
1129 sq.ft. (104.8 sq.m.) approx.

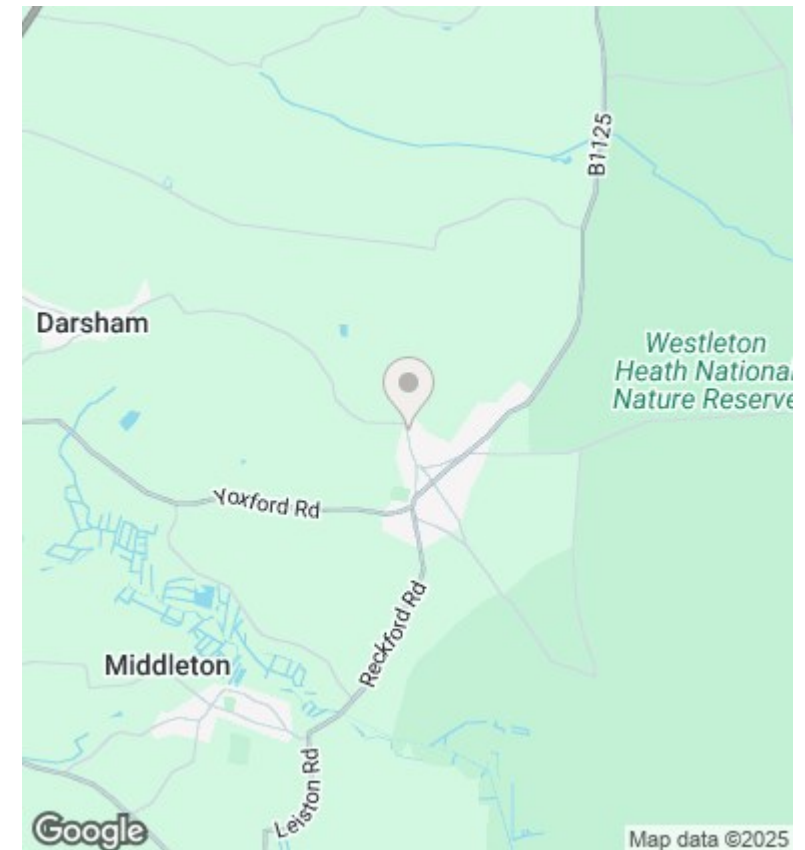


1ST FLOOR  
769 sq.ft. (71.5 sq.m.) approx.



TOTAL FLOOR AREA : 1898 sq.ft. (176.3 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 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>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

## 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)