



Walberswick, Suffolk

Guide Price £900,000

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- Downstairs Living, Dining and Sitting Room
- Potential to Create A Spacious Family Home
- Three/Four Bedrooms over two floors
- NO ONWARD CHAIN
- Sought After Location Set on Substantial Plot in Walberswick
- Fantastic Surrounding Views

Church Lane, 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: E



DESCRIPTION

Set along the highly sought-after Church Lane in Walberswick, this charming three/four-bedroom detached home, built in 1966, occupies a generous plot of approximately 0.33 acres (STMS), offering an exceptional sense of space, privacy, and natural light throughout. The ground floor provides substantial and versatile living accommodation, featuring a large, bright living room alongside a separate sitting room and formal dining room. Each space is enhanced by expansive windows, flooding the interiors with natural light and framing delightful views across the surrounding gardens. The kitchen is well-positioned to the rear, complemented by a useful pantry, while a separate utility room is conveniently accessed from the dining area. A sun room, also leading from the dining room, creates a wonderful additional living space, perfect for enjoying the picturesque garden outlook all year round. Upstairs, the property offers three well-proportioned bedrooms, all accessed from the central landing. Each bedroom benefits from wide, panoramic windows, continuing the home's theme of light-filled interiors and scenic views. The first floor is served by a family bathroom fitted with a three-piece suite, while the ground floor additionally benefits from a shower room featuring a walk-in shower. Externally, the property is approached via a traditional five-bar wooden gate opening onto a generous driveway, providing ample off-road parking and access to a garage. The grounds are a particular highlight, with vast, mature gardens richly planted with a variety of established shrubs, creating a private and tranquil setting that perfectly complements the home. Surrounded by its expansive gardens, this property presents a rare opportunity to acquire a spacious and beautifully bright home in one of Walberswick's most desirable locations.

LIVING AREA

The living areas of the property are particularly impressive, offering a wonderful sense of space, flexibility, and natural light throughout. The main living room is generously proportioned, creating an inviting central space ideal for both relaxing and entertaining, with large windows that draw in an abundance of daylight and provide attractive views over the surrounding gardens. Complementing this is a separate sitting room, offering a more intimate setting that could be used as a snug, family room, or even a fourth bedroom if required. The formal dining room provides an excellent space for hosting, with a pleasant outlook and direct access to the sun room, allowing for a seamless flow between indoor and outdoor-style living. The sun room itself is a standout feature, offering a light-filled environment in which to enjoy the garden views throughout the seasons. The kitchen adjoins the dining room and is supported by a practical pantry, while a separate utility room enhances functionality and keeps day-to-day living neatly organised. Altogether, the arrangement of the living spaces offers both versatility and comfort, with each room enjoying its own character while maintaining a cohesive and airy feel across the ground floor.

KITCHEN

The kitchen is thoughtfully positioned to the rear of the property, providing a practical and well-connected space that serves as the hub of the home. It offers ample room for a range of appliances, including space for an oven and hob, as well as additional utilities, making it both functional and adaptable to modern living. A useful pantry sits just off the kitchen, providing excellent additional storage, while the nearby utility room, accessed from the dining area further enhances the practicality of the space by accommodating laundry and household needs separately. With its pleasant outlook towards the gardens and convenient connection to the main living and dining areas, the kitchen offers a great opportunity to create a stylish and efficient culinary space tailored to individual tastes.

BEDROOMS

The bedrooms are arranged on the first floor and are all accessed from the landing, creating a well-balanced and practical layout. There are three well-proportioned bedrooms, each offering comfortable accommodation and flexibility for family living, guests, or home working. A key feature of the bedrooms is the abundance of natural light, with large panoramic windows allowing sunlight to pour in while also providing attractive views over the surrounding gardens and grounds. This creates a bright and airy atmosphere throughout, enhancing the sense of space within each room. Each bedroom offers ample scope for personalisation, whether used as restful sleeping quarters, a home office, or hobby space, making the upper floor both versatile and inviting.

BATHROOMS

The property benefits from well-appointed bathroom facilities arranged across both floors, offering convenience and practicality for modern family living. On the first floor, the main bathroom is fitted with a classic three-piece suite, providing a comfortable and functional space to serve the bedrooms. To the ground floor, a separate shower room adds further flexibility, featuring a walk-in shower, ideal for guests or for ease of day-to-day use. Together, these facilities ensure the home is well-equipped to accommodate both family life and visiting guests with ease.

OUTSIDE

The outside space is a standout feature of the property, set within an impressive plot of approximately 0.33 acres (STMS) and offering a wonderful sense of privacy and tranquillity. Accessed via a traditional five-bar wooden gate, the property is approached by a generous driveway providing ample off-road parking and leading to a garage, ensuring both convenience and practicality. The gardens themselves are vast and beautifully established, predominantly laid to lawn and complemented by a rich variety of mature shrubs and planting. This creates a picturesque and peaceful

setting, with plenty of space for outdoor entertaining, recreation, or simply enjoying the natural surroundings. With delightful views from all aspects of the home, the grounds perfectly enhance the property's bright and airy feel, offering an idyllic outdoor environment in which to relax and unwind.

OUTGOINGS

Council Tax Band E

TENURE

Freehold

VIEWING ARRANGEMENTS

Strictly by appointment with Flick & Son, 8 Queen Street, Southwold, IP18 6EQ. Tel: 01502 722253.

FIXTURES & FITTINGS

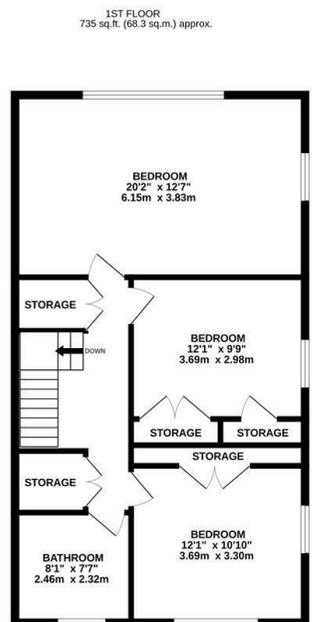
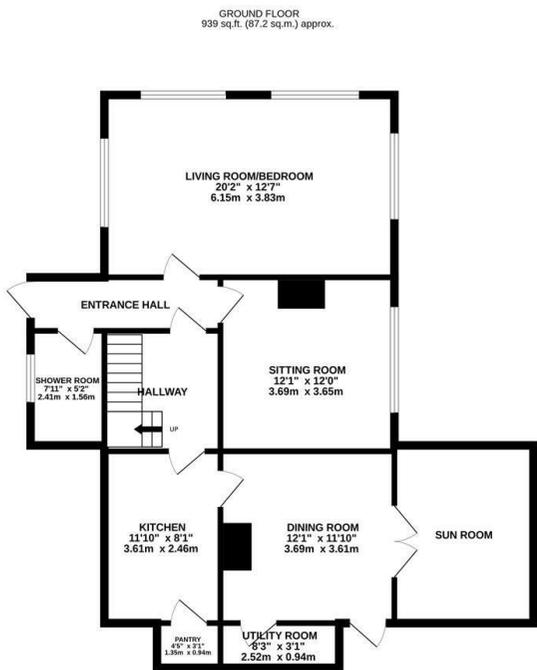
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SERVICES

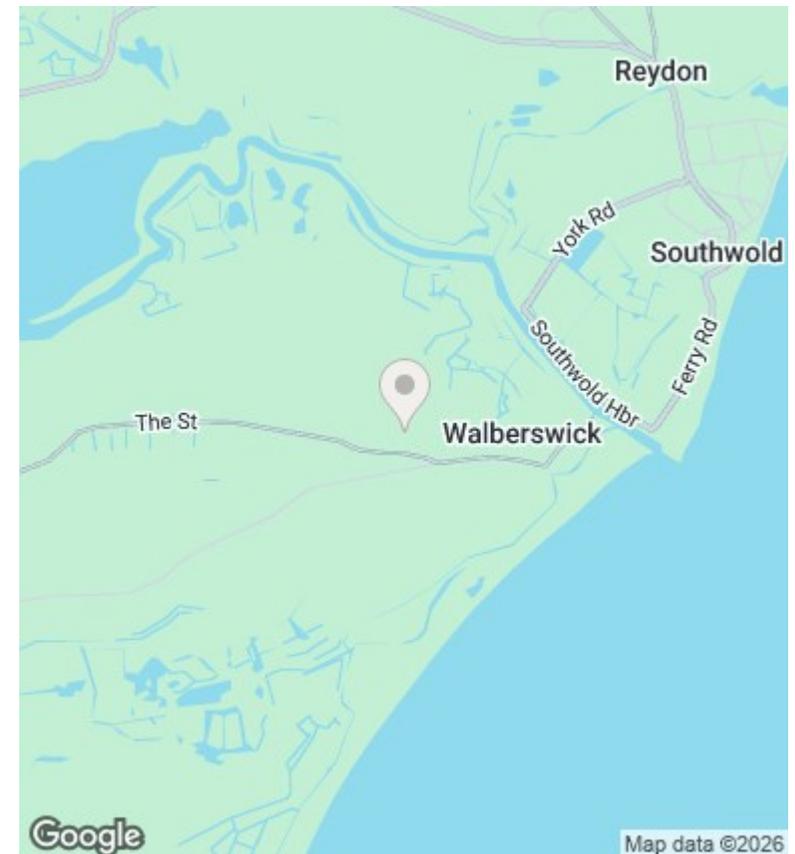
Services to be confirmed







TOTAL FLOOR AREA : 1674 sq.ft. (155.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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