



EH

EXQUISITE  
HOME

## A SUNNY DISPOSITION

East Suffolk is a wonderfully varied region of the county with a rich mix of natural habitats and charming towns and villages. The famous Heritage Coast encompasses the popular seaside resorts of Aldeburgh, Thorpeness, Southwold and Walberswick with their long beaches, pretty beach huts and thriving town centres. The Suffolk Sandlings, an area of lowland heathland supports vast amounts of wildlife while Minsmere RSPB Reserve is a popular destination for birdwatchers and walkers alike. run down to the coastal settlement of Dunwich, home to the ruined remains of a thirteenth century priory, the Leper Hospital of St James and a very popular wild beach. This part of the county is extremely well connected, with the A12 running straight through it, north to Lowestoft and south to London via Colchester and Chelmsford. The East Suffolk trainline runs south to London Liverpool Street via Ipswich with a frequent service. The Suffolk Coasts and Heaths AONB is a huge part of this region and it is dotted with a mixture of pretty villages and bustling market towns.





The village of Westleton is five miles northeast of the market town of Saxmundham and four miles north of Leiston, bordering the Westleton Heath National Nature Reserve and Dunwich Forest. It is a well-served community with two pubs, two bookshops, a garage, village stores, tea room, a Post Office, a village hall hosting plenty of groups and activities and a Grade II listed village church. There are primary schools in nearby Middleton and Yoxford, while Alde Valley High School in Leiston is in catchment for children in the area. The annual Barrel Fair takes place on two days over August on the village green and the nearest banks and supermarkets are just fifteen minutes' drive away in Saxmundham.

Located well back from a quiet road through the village is this large, detached house built over fifty years ago. A pair of wooden gates open into the large front garden, partly laid to lawn and partly gravelled, giving plenty of off-street parking. There are several mature trees and shrubs encircling the garden and a useful open porch covers the front of the house. Open farmland extends out to the front of the house for as far as the eye can see and a car port sits to the right of the house. The present owners bought the house in 2017, attracted by its large rooms, light-filled interior and the village location. They redecorated throughout, installed a brand new kitchen, put in the double larder, added a new back door and window, insulated the loft, installed new pipework and a Worcester combi boiler. radiators and added cavity wall insulation. The front door opens into a small porch and then out into a spacious L-shaped hall from which radiate the rooms on the ground floor. There is plenty of cupboard space and the neutral colour palette and white painted banisters rising to the first floor give a lovely feeling of space and light. Leading off to the left is the spacious and roomy, dual aspect sitting room where the light pours in through the large front windows for most of the day until the evening when it streams in through the patio doors. A contemporary inset multi-fuel fire gives the room a lovely focal point and is a favourite place for the owners to relax with a good book. To the left next door is a room being used as the guest bedroom however, it could easily be used as another reception room if required. To the right of the hall is a shower room with a heated chrome towel rail. The dining room looks out over the front garden to the open fields beyond. The owners have hosted Christmas and New Year many times and lay out the dining room for formal dining, putting their Christmas tree up in there and in the sitting room and twining twinkling fairy lights all up the stairs. They find the layout and flow of the house ideal for socialising and have many happy memories.

To the rear of the house is the stunning kitchen/breakfast room, with walls painted in fern green, a central island with seating, pale cream cabinets, bespoke quartz worktops, porcelain floor tiles, a Neff induction hob and double electric oven, extractor hood and integrated dishwasher. The owners often have their lunch outside on the patio to the side of the kitchen which enjoys full sunshine all afternoon. Adding value to this commodious space is the useful double larder with dedicated shelving which leads straight off the kitchen.



Beautifully Bright



The wide stairs turn right from the hall and rise up to the spacious landing where plenty of cupboard space can be found. The principal bedroom benefits from built in wardrobes and a particularly large window which illuminates the whole room. Painted in pale blue Laura Ashley and with a neutral carpet, this is a comfortable large double bedroom with plenty of space. The two smaller bedrooms are currently being used as sleeping space and an office. The office has built-in wall shelves and does make the ideal workspace for anyone who needs to work from home. The family bathroom is sleek and stylish, with his and hers basins with plenty of storage, a bath, shower and painted tongue and groove panelling.



# LOCATION

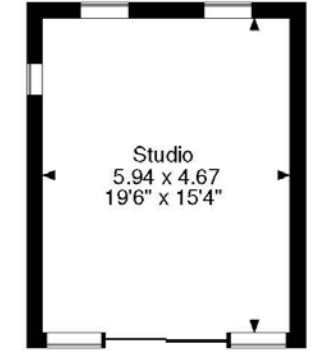
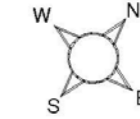
The rear garden has a stone terrace to the rear and a manageable lawn. It is thoughtfully planted up with star jasmine, honeysuckle, climbing hydrangeas, an acer, black bamboo, apple and pear trees, eucalyptus trees, crocosmia and euonymus. A useful shed painted in sage green gives extra storage as well as a further smaller shed to the side of the property. There is a large studio which the owners use as a family room, they have a pool table and TV in there and often enjoy movie nights with their extended family, there is excellent wi-fi for movie streaming or office use.

With spacious and flexible accommodation, an immaculate interior in a neutral colour palette, beautiful countryside views and walks over the heath, an enviable village location and good transport links, this lovely house makes the ideal family home within easy reach of some of the most beautiful parts of Suffolk.

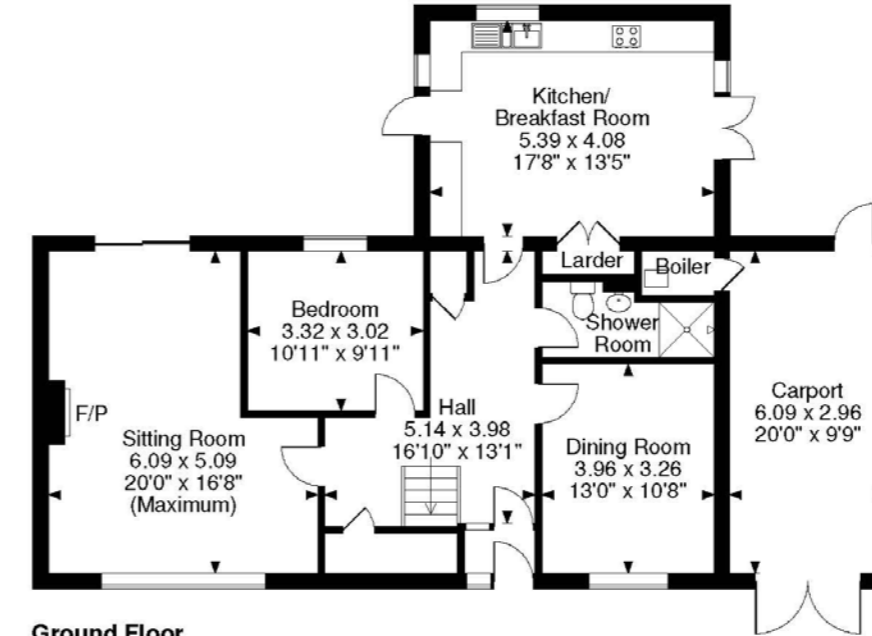


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63   D	74   C
39-54	E		
21-38	F		
1-20	G		

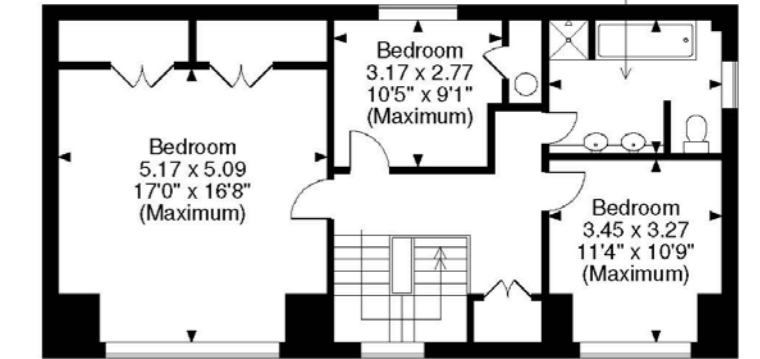
**Approximate Gross Internal Area**  
**Main House = 1837 Sq Ft/171 Sq M**  
**Carport = 209 Sq Ft/19 Sq M**  
**Studio = 299 Sq Ft/28 Sq M**  
**Total = 2345 Sq Ft/218 Sq M**



**Bathroom**  
 3.27 x 2.51  
 10'9" x 8'3"



**Ground Floor**



**First Floor**

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