



6 Studio Close
Westleton | Suffolk | IP17 3BJ

COAST AND COUNTRYSIDE



“A modern, recently renovated property in a superb setting with glorious views, this is the very definition of a hidden gem.

Sitting in a good size plot, looking out over open fields, walking distance from all the amenities of a popular and friendly village, this has everything you could ask for.

Scope to extend or to create wonderful gardens, wildlife to watch, easy access to coast and countryside, yet off the beaten track – it’s hard to imagine a better spot.”



KEY FEATURES

- A Beautifully Presented and Spacious Detached Bungalow, located along a Quiet Lane away from Main Roads
- Situated in the Desirable Village of Westleton and sought after Heritage Coastline
- Three Spacious Double Bedrooms; Two Shower Rooms
- The Principal Bedroom benefits from an En-Suite Shower Room
- Contemporary Kitchen with Separate Dining Room & Utility Room
- Large Living Room Overlooking the Garden
- The Plot extends to 0.25 of an acre and backs onto Fields
- Large Double Garage and Ample Off Road Parking
- The Accommodation extends to 1,463sq.ft
- Energy Rating: D

Ideal as a family home, holiday let, weekend retreat or for an active retired couple looking to embrace village life, this is a place with broad appeal. Westleton is a highly desirable village, thanks to its lively community, choice of amenities and proximity to the Suffolk Heritage Coast, offering everything from family-friendly seaside towns to some very special nature reserves.

A Lovely Location

It comes as no surprise to find that it was the location that drew the owner here. The property is nicely nestled in generous gardens near the end of a quiet little close, with just one property further down the lane, so you have no passing traffic. The attractive single storey property makes an excellent first impression with its large, block-paved driveway and ample parking. The gardens wrap around three sides of the property and are laid to lawn for easy maintenance, but if you're green fingered, you'll have plenty of space in which to create something truly special. As it is, the garden is safe and enclosed, ideal for children to play out. There's a further fenced and gated area to the rear of the main garden, so you have the space to grow your own or for whatever leisure pursuits you want. The size of the plot also means there's scope to extend the property if desired, subject to planning.





KEY FEATURES

Scenic Surroundings Close To The Sea

With all this outside space and the peaceful idyllic ambience, you feel as though you're out in the countryside, whereas you're actually part of a year-round community, with a pub and hotel, village hall, playground and more. Immerse yourself in village life, with coffee mornings, yoga classes, a gardening group and so much more – it's easy to settle in and get to know people here. You're far enough inland that you don't get invaded by the summer visitors, but you're still close enough to enjoy everything this popular area has to offer. Take your binoculars to RSPB Minsmere and see how many of the 100+ varieties of birds you can spot, walk on the dunes at Dunwich, enjoy the whimsical charm of Thorpeness, eat fish and chips on the shingle at Aldeburgh or take the family for a day out at Southwold. It's all so accessible from here.

A Sense Of Quality

Built in the late 1990s by well-respected local family firm Cooper and Denny, this home has only ever had two owners. The first were here for many years and when the current owner came here, the property had been very well loved. He in turn has renovated and updated it, making the most of the setting with doors from the two reception rooms framing the beautiful views. The stylish contemporary kitchen has been opened up into the dining room and the whole living space has a wonderfully open feel, yet each area is clearly defined. All the rooms are spacious and light, with a lovely green outlook on each side. The cosy fire in the vaulted sitting room is perfect on a winter's night, while the bifold doors allow the summer sun to pour in. The house is as practical as it is attractive, with plenty of storage, including a utility room, large loft (you can stand up in it), wardrobes in every bedroom and coat cupboards in the hall. It's all so beautifully finished that you don't need to lift a finger – move in and start enjoying your new life in this enviable abode





















INFORMATION



On The Doorstep

Westleton is conveniently situated half-way between Ipswich and Lowestoft, astride the A12 road. The village consists of two local pubs and a village shop. You have Dunwich beach within a 5 minute drive and Minsmere Nature Reserve also very close by to enjoy. Public transport is provided by rail, with Darsham Railway Station being on the Ipswich to Lowestoft line, and a bus service to Saxmundham & Leiston, with another on the Southwold- Halesworth-Aldeburgh route. Local children attend primary school at Yoxford or Middleton, and the high school at Leiston. There are health centres at Saxmundham and Halesworth, and another at Leiston, whose doctors hold a local surgery at Yoxford three times a week.

How Far Is It To?

Westleton is situated 9 miles from the quintessentially English seaside town of Southwold on the Suffolk Heritage Coast, with its independent shops, bars and restaurants. The market town of Halesworth is approximately 7.5 miles drive away and benefits from a train station with links to London Liverpool Street via Ipswich. The town of Ipswich is 26 miles drive to the south.

Directions - Please Scan The QR Code Below

From Beccles, take the A145 London Road until you reach Blythburgh. Turn left onto the B1125 and stay on this road until it takes you directly into Westleton. Turn down Studio Close on the right hand side and the property will be found on the right hand side.

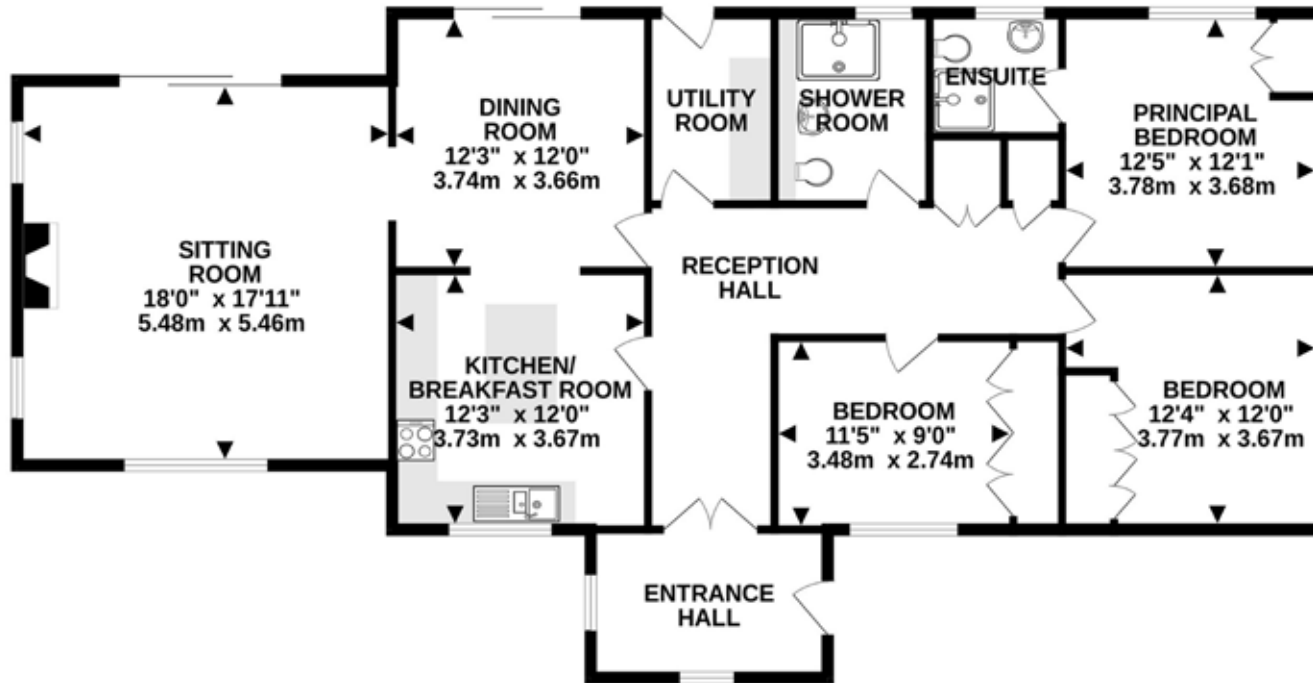
What Three Words Location

Every 3 metre square of the world has been given a unique combination of three words. Download the app to pinpoint the exact location of this property using the words... conqueror.encodes.mission

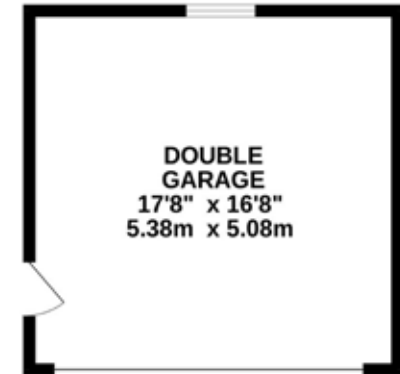
Services, District Council and Tenure

Oil Central Heating, Mains Water, Mains Drainage
East Suffolk Council - Council Tax Band D
Freehold





GROUND FLOOR
1463 sq.ft. (135.9 sq.m.) approx.



GARAGE
294 sq.ft. (27.3 sq.m.) approx.

FLOOR AREA - HOUSE (EXCLUDING GARAGE) : 1463 sq.ft. (136 sq.m.) approx.
TOTAL FLOOR AREA : 1757 sq.ft. (163.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. www.norfolkpropertyphotos.co.uk
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92-100)		
B (81-91)			
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		

England, Scotland & Wales





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