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Blythburgh Road, Westleton, Suffolk, IP17 3AS GP: £600,000 to £625,000

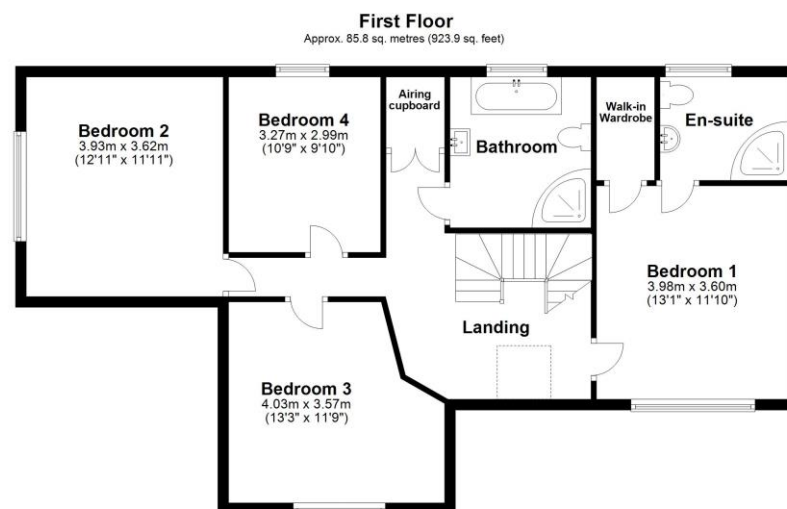
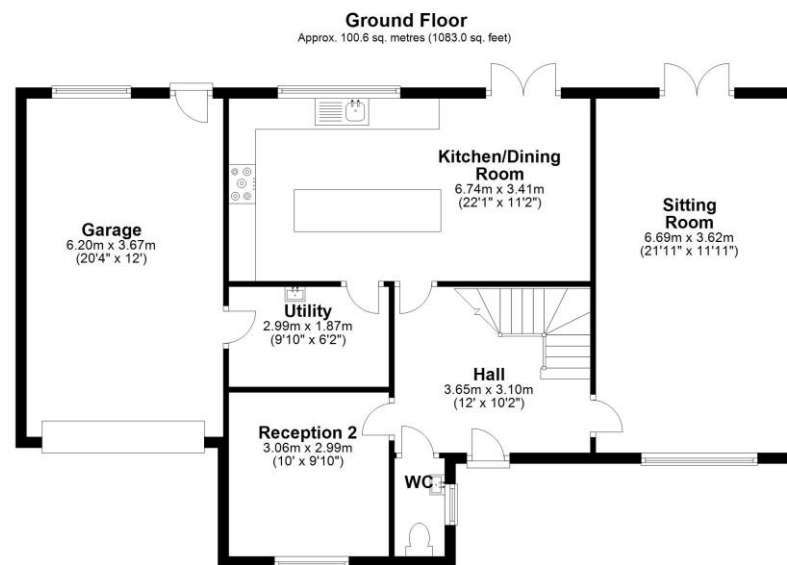
Avocet House, Blythburgh Road, Westleton, Saxmundham, Suffolk, IP17 3AS

This attractively presented four bedroom detached house, located in a tucked away position in the idyllic village of Westleton, was built just 6 years ago and is being sold with no onward chain. This wonderful family home comes with a five bar gated driveway providing off-road parking for two cars, sizeable integral garage, low-maintenance rear garden, double glazing, and air source heat pump with underfloor heating throughout the ground floor and radiators on the first floor. As agents, we recommend the earliest possible internal viewing to fully appreciate the quality and size of the accommodation on offer which comprises entrance hall; 22ft dual aspect sitting room with wood burning stove; ground floor cloakroom; second good size reception room; 22ft kitchen / dining room; separate utility room; galleried landing; stylish four piece family bathroom; and four double bedrooms, one of which has an en-suite shower room.

The quintessential village of Westleton is set within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and is home to Westleton Heath Nature Reserve and one of the RSPB's flagship reserves, Minsmere; the village is ideally positioned for the beaches at Dunwich, Southwold and Aldeburgh being just a short drive away. Westleton is home to two pubs, the White Horse and The Westleton Crown, a historic coaching inn which dates back to the 12th century; and St. Peters Church, which dates back to the 14th century.

Council tax band: E

EPC Rating: C



Total area: approx. 186.5 sq. metres (2007.0 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan 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.
Plan produced using PlanUp.



