

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



26 Grange View, Westleton, Suffolk. IP17 3EJ

GUIDE PRICE

£439,950

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; LOUNGE/DINING ROOM; ;CONSERVATORY; FITTED KITCHEN; UTILITY;
THREE BEDROOMS; BATHROOM; OIL FIRED CENTRAL HEATING; SEALED UNIT DOUBLE GLAZING;
ATTRACTIVE GARDENS TO FRONT AND REAR; OFF ROAD PARKING; DOUBLE GARAGE.**

This well kept bungalow is situated in a quiet location at the end of a popular cul de sac in the sought after village of Westleton. Attractively located backing on to open farm land 26 Grange View is situated in a good sized plot with landscaped gardens to front and rear. The entrance hall gives access to all rooms and has a cloak cupboard, airing cupboard and just as you enter the property a useful cloakroom. The good sized lounge/diner is an excellent main living room which has views over the rear garden and patio doors give access to a good sized conservatory suitable for sitting and dining. The bungalow has three bedrooms and a family bathroom and has the benefits of oil fired central heating and double glazed windows. The property is set back from the road by a garden laid to lawn and shrubs and there is an off road parking that leads to the double garage, the delightful rear garden is laid to lawn with borders and vegetable beds interspersed with seating areas.

Westleton is an enchanting Suffolk village which has excellent amenities that include two pubs/ restaurants and post office stores. There is a garage and a second hand bookshop and the village is well known for its lovely village green. There is a railway station at the neighbouring village of Darsham. The market town of Saxmundham has a Waitrose and Tesco supermarket together with good local high street shops. The seaside towns of Aldeburgh and Southwold have unspoilt beaches and golf courses. There is sailing on the rivers Blyth, Alde/Ore and Deben. Other local attractions include Snape Maltings which is an internationally renowned music venue and home to the Aldeburgh Festival. There are ancient castles at Orford and Framlingham. There are good farm shops at the neighbouring villages of Darsham and Middleton.











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