

SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



10 Grange View, Westleton, Suffolk. IP17 3EJ

GUIDE PRICE

£410,000

## **SUMMARY OF THE ACCOMMODATION**

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

This well kept bungalow which is situated in a quiet location in a popular cul de sac in the sought after village of Westleton. Attractively located backing on to farm land 10 Grange View, which would benefit from some updating but already benefits from cavity wall insulation and sealed unit double glazing and has landscaped gardens to front and rear. The entrance hall gives access to all rooms and has a cloak cupboard, airing cupboard, access hatch to boarded loft 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 with patio doors giving access. The bungalow has three bedrooms and a family bathroom and heating via night storage radiators. 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 which has remote electric doors and potentially could be turned into further living accommodation (subject to obtaining planning permission and building regulations). On the left of the property are double gates to hard standing suitable for a caravan, boat etc.. the delightful rear garden is laid to lawn with borders and shrubs and there are attractive seating areas either side of the property, one with timber garden shed.

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.

**LOCAL AUTHORITY**

East Suffolk District Council, Council Offices,  
East Suffolk House, Station Road, Melton,  
Woodbridge, IP12 1RT  
Tel: 01394 383789

**COUNCIL TAX BAND: = D**

**SERVICES**

Mains electricity, drainage and water.

**VIEWING**

By appointment through Jennie Jones Estate  
Agents:

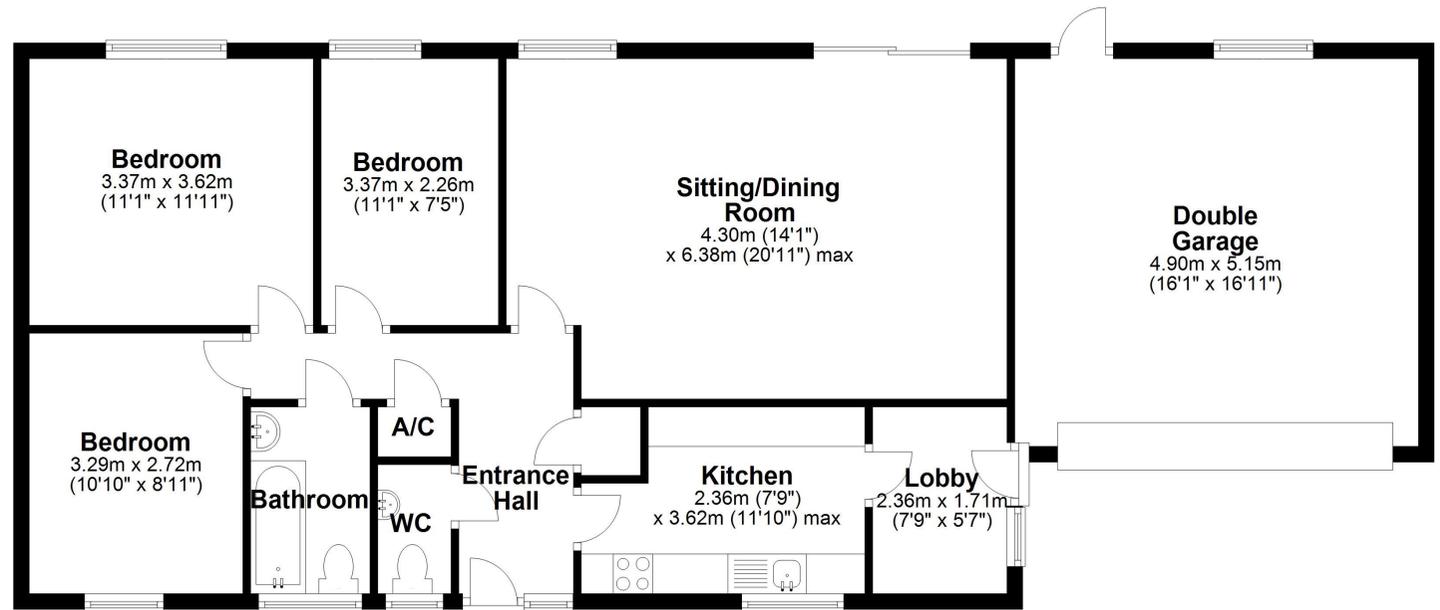
**SAXMUNDHAM** (01728) 605511.

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = F**

**Ground Floor**

Approx. 110.0 sq. metres (1184.2 sq. feet)



Total area: approx. 110.0 sq. metres (1184.2 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









