

EST. 1993

JENNIE JONES

ESTATE AGENTS



Stone Cottage, Westleton, Suffolk, IP17 3AZ.

GUIDE PRICE

£265,000

SUMMARY OF THE ACCOMMODATION

**PORCH; SITTING ROOM/DINING AREA; KITCHEN; LANDING;
TWO BEDROOMS; FAMILY BATHROOM; FRONT AND SIDE GARDEN.**

NO ONWARD CHAIN.

THE PROPERTY

Stone Cottage is an attractive semi detached two bedroom property which is situated in a delightful location on the edge of this ever popular village. The cottage benefits from two first floor bedrooms, light and airy accommodation, a recently fitted kitchen and bathroom. The cottage has been well cared for by the current owners and consequently it is in very good order throughout. A front entrance door opens to the porch which is glazed to each side, has a quarry tiled floor and door opening to the sitting room/diner. The sitting room with dining area has a window to the front aspect, French doors to the side garden, multi fuel stove, under stairs storage cupboard and two electric storage heaters. The recently fitted kitchen has two windows to the front aspect and window to the rear. There is a good range of Shaker style base and wall mounted units, stainless steel sink with mixer tap, work surfaces and tiled splash backs, fridge space, plumbing for washing machine, cooker space with integrated extractor hood over and a storage heater. A staircase behind a partition leads to the landing with windows to the side aspects and doors to the bedrooms and bathroom. Bedroom one has a window to the front and side aspects, a built in wardrobe cupboard, loft access hatch and storage heater. Bedroom two has a window to the front aspect and built in wardrobe cupboard. The bathroom comprises a panelled bath with shower over and glass screen, toilet, vanity wash basin, electric towel radiator and window to the rear.

Outside. The enclosed front garden is mainly lawn with a borders containing a mix of mature planting. The side garden is also mainly lawn with a small patio, mature shrubs and a timber garden shed.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

LOCATION

The property is located on the edge of the very popular village of Westleton just over two miles from the coast. The village has an excellent range of amenities including 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 which offers a regular service to London Liverpool Street via Ipswich which takes approximately two hours. The market town of Saxmundham has a Waitrose and Tesco supermarket together with good local high street shops and the historic coastal town of Aldeburgh and Southwold are both within easy driving distance, both offering golf and sailing clubs. Other local attractions include Snape Maltings which is an internationally renowned music venue and home of the Aldeburgh Festival, the ancient castles at Orford and Framlingham and there are good farm shops at the neighbouring villages of Darsham and Middleton.

LOCAL AUTHORITY

East Suffolk Council,

COUNCIL TAX BAND: = B

SERVICES:

We understand that mains water, electricity and drainage are connected. Heating by electric.

TENURE: Freehold

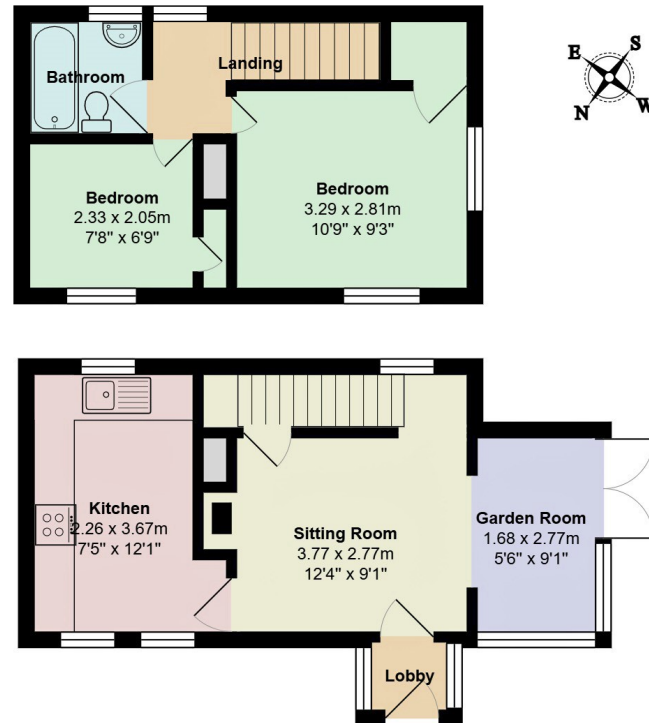
VIEWING

By appointment through Jennie Jones Estate Agents:

SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING: = E



Total Area: 52.8 m² ... 568 ft²

All measurements are approximate and for display purposes only

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.









