
3, Grange View
Westleton, Saxmundham, IP17 3EJ





Situated in the popular Suffolk village of Westleton, this detached family home offers generous and versatile accommodation arranged over two floors, together with an integral garage, ample off-road parking and established front gardens.

The ground floor opens into a welcoming hallway, leading through to a spacious living room measuring approximately, providing an excellent space in which to relax and entertain. The kitchen offers a range of fitted wall and base units, generous worktop space and room for everyday family dining, with convenient access into the garage. A ground-floor cloakroom adds further practicality, while the integral garage provides useful storage and potential for a variety of uses, subject to any necessary consents. Upstairs, the property boasts four well-proportioned bedrooms, offering flexibility for families, guests or those requiring space to work from home. An additional study provides an ideal home office or hobby room. The first floor is further complemented by three bathrooms, offering convenience for busy family life and visiting guests.

Externally, the property benefits from a generous gravel driveway providing extensive off-road parking, alongside a lawned front garden with established shrubs and planting. The attractive setting and detached position further enhance the appeal of this substantial home. Offering spacious accommodation, excellent parking and considerable versatility, this detached home presents an appealing opportunity for families and buyers seeking a village lifestyle in beautiful rural Suffolk.

Westleton is an attractive village, well positioned for the coastline and popular beaches of Dunwich and Walberswick, just a short drive away.

The village boasts a good range of amenities with a well stocked village store and post office, the impressive Westleton Crown Hotel and the White Horse public house.

TENURE- Freehold

SERVICES

Mains are connected. Oil central heating. (Durrants has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order.)

LOCAL AUTHORITY

East Suffolk Council. Band E

VIEWINGS

Strictly by appointment with the agent's Southwold Office.

4 2 3









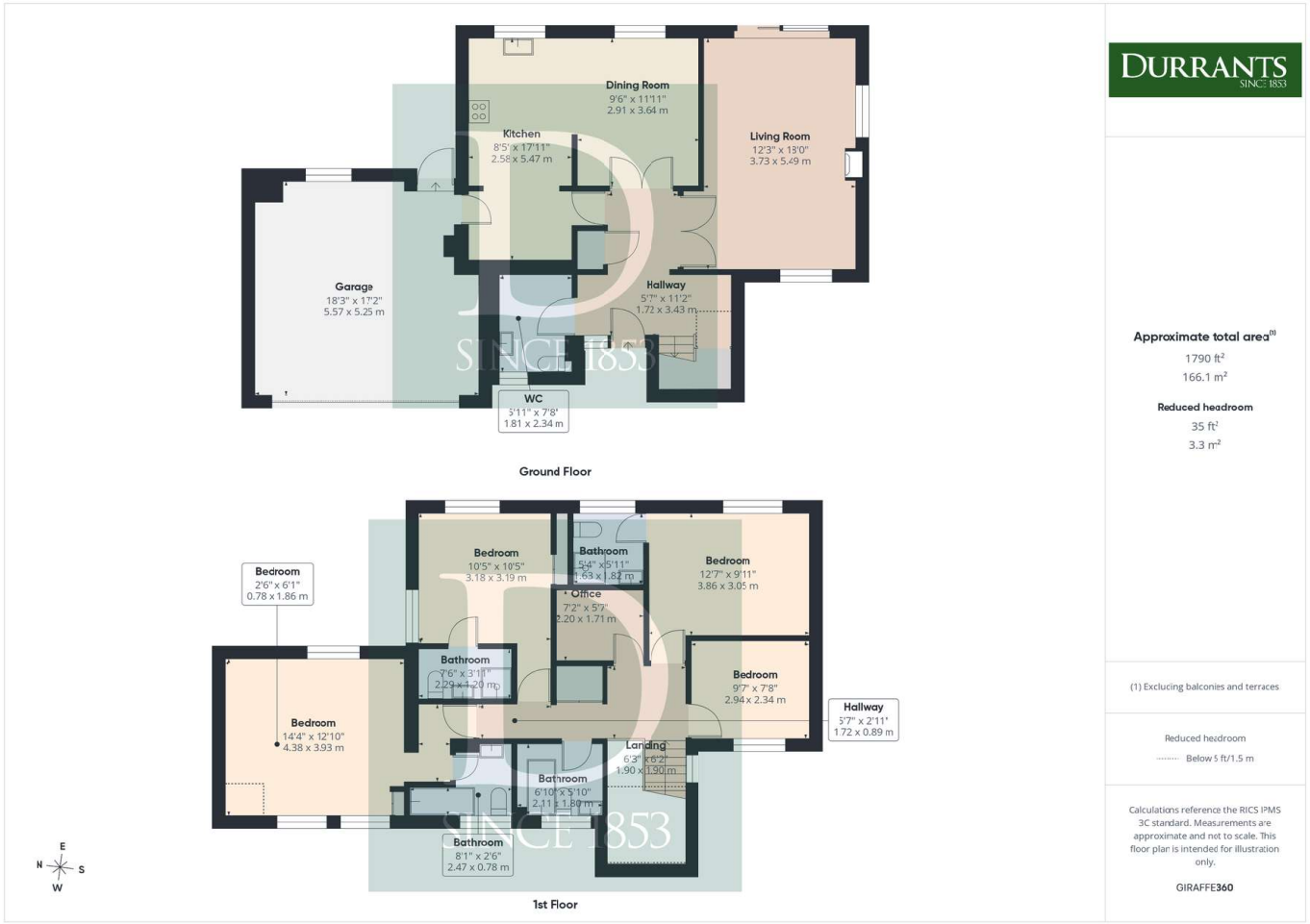




SPACIOUS
ROOMS



Floor Plan



DURRANTS SINCE 1853

Approximate total area(1)

1790 ft²

166.1 m²

Reduced headroom

35 ft²

3.3 m²

(1) Excluding balconies and terraces

Reduced headroom ..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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