

JENNIE JONES

EST. 1993

ESTATE AGENTS



GRANGE VIEW

Westleton | Suffolk

£365,000

6 GRANGE VIEW, WESTLETON, IP17 3EJ

Dunwich – 3 miles
Saxmundham – 6 mile
Southwold – 7 miles

- Kitchen ● Utility Room ● Cloakroom ● Shower Room ●
- Lounge ● Conservatory ● Three Bedrooms ●
- Enclosed Rear Garden ● Single Garage with Driveway ●

The Property

6 Grange View is a detached three-bedroom bungalow occupying an appealing position within the sought after village of Westleton. Offering approximately 1,219 sq ft of accommodation, the property now provides an excellent opportunity for a new owner to update and improve the house to their own taste.

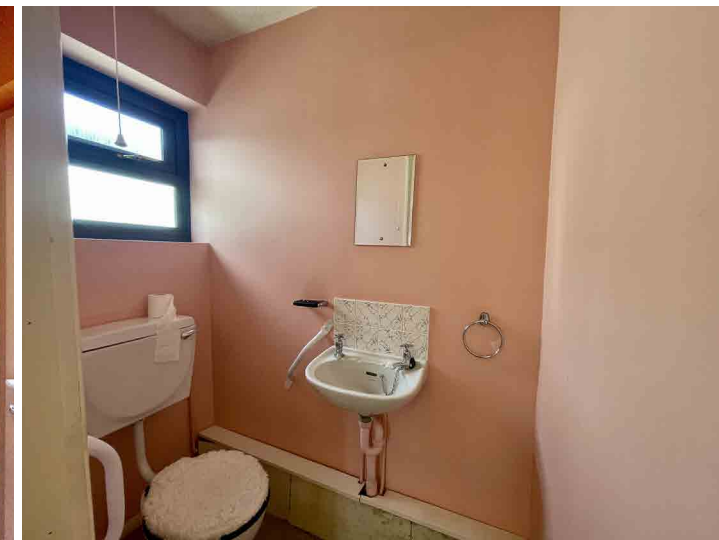
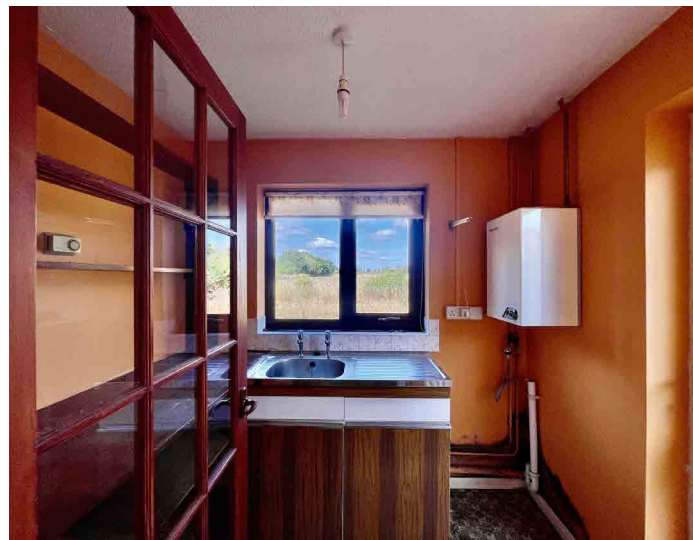
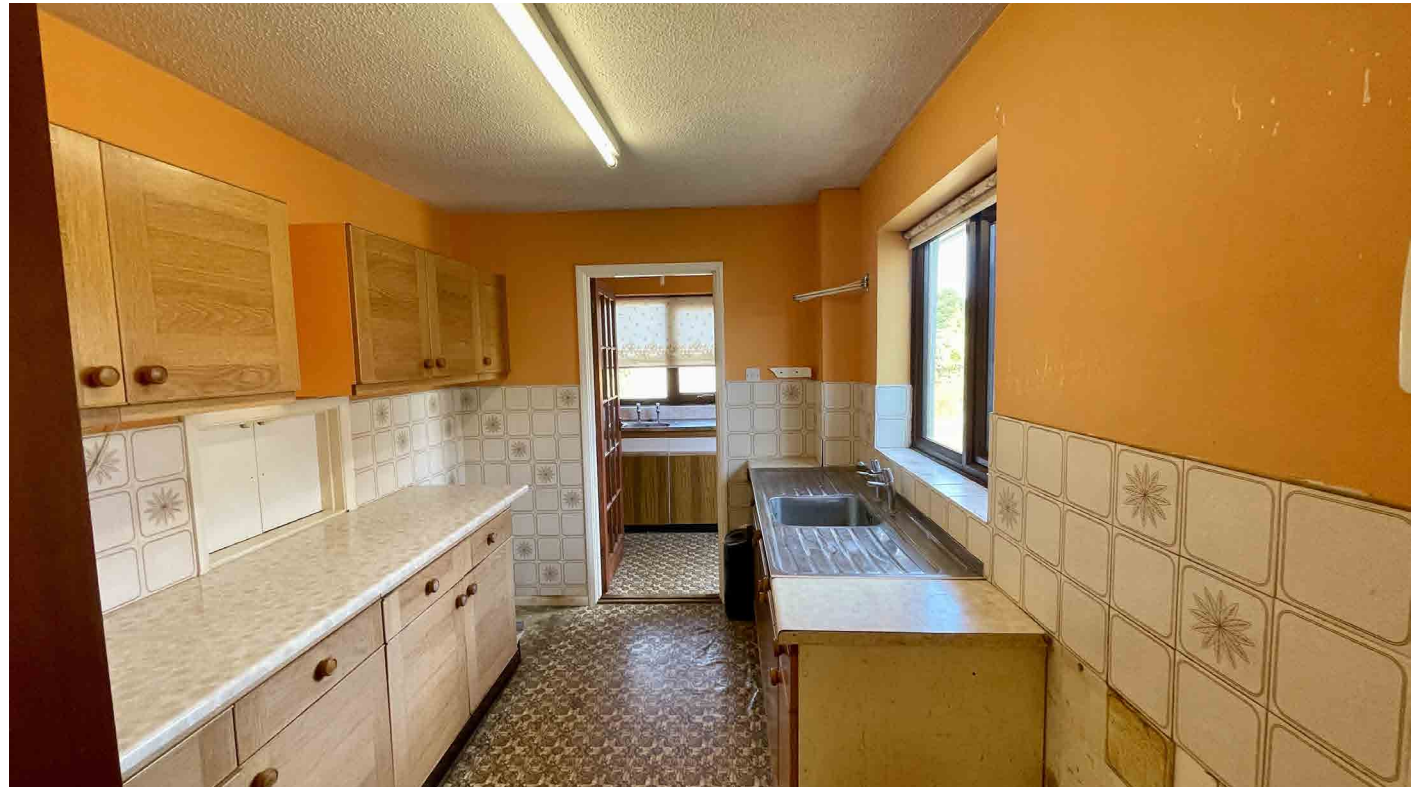
The real attraction here is not necessarily what the bungalow is today, but what it could become. There is a good footprint, well proportioned accommodation and, most importantly, a lovely position with the rear garden backing onto open fields.

An entrance hall sits at the centre of the bungalow and leads through to a particularly generous sitting/dining room, measuring over 20ft in length. From here, doors open into the conservatory, providing an additional reception space and a pleasant connection with the garden.

The kitchen is fitted with a range of existing units and would benefit from updating, while beyond is a separate utility room useful practical space and something often missing from bungalow accommodation of this type.

There are three bedrooms, including two good sized doubles and a further single bedroom, together with a shower room and separate WC. The accommodation would benefit from a general

A RENOVATION OPPORTUNITY WITH A RATHER LOVELY OUTLOOK.



programme of modernisation and redecoration, but provides a very workable basis from which to create a comfortable home.

Outside

The bungalow sits within an established plot with gardens principally arranged to the rear. While the garden itself would benefit from some attention, it offers plenty of scope for landscaping and, importantly, backs directly onto open countryside, providing a particularly attractive and relatively open outlook.

There is a garage and off-road parking, adding to the practicality of the property.

For somebody looking for a bungalow they can put their own stamp on rather than pay a premium for somebody else's choices, we think this is really worth a look.

The Location

Westleton is a sought after Suffolk Heritage Coast village, surrounded by countryside and within easy reach of Dunwich, Southwold and Aldeburgh.

The village offers a good range of amenities, including a shop, pubs, church and village hall, with excellent opportunities for walking, cycling and wildlife nearby, including Dunwich Heath and RSPB Minsmere.

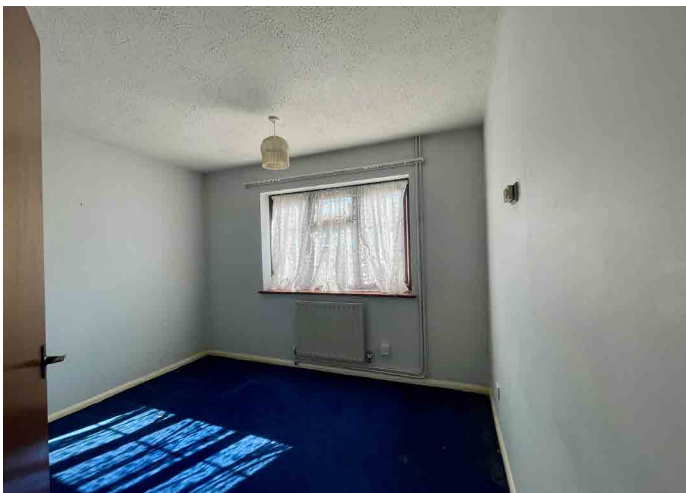
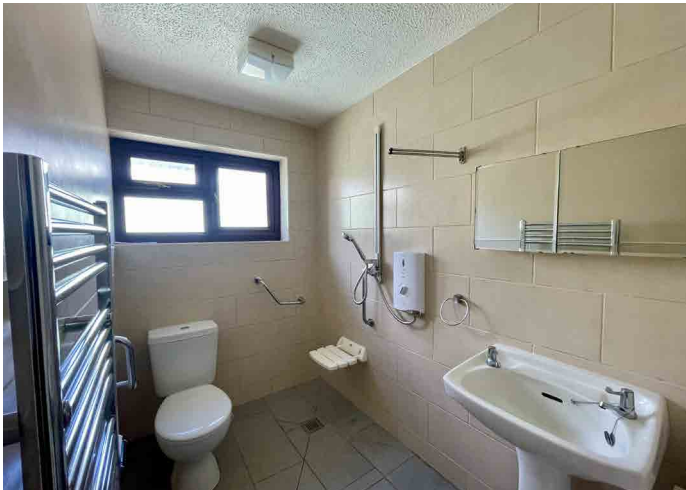
Saxmundham provides further amenities and a railway station with services to Ipswich and London Liverpool Street.

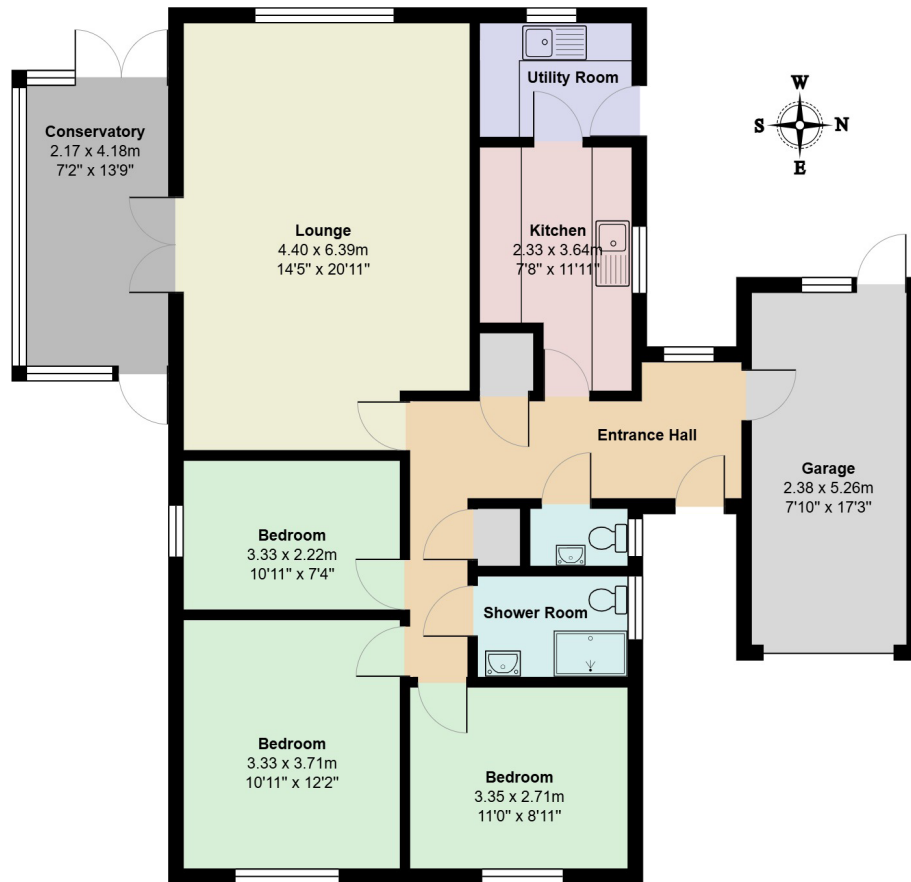
Services

Mains electricity, water and drainage. Oil-fired central heating via radiators. UPVC double glazing.

East Suffolk Council - Council Tax D

EPC Rating D





Total Area: 113.2 m² ... 1219 ft²



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