



4 Studio Close, Westleton, Suffolk

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ESTABLISHED 1966



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**4 Studio Close  
Westleton  
Saxmundham  
Suffolk  
IP17 3BJ**

- *Dunwich 2.5 miles*
- *Aldeburgh 9 miles*
- *Southwold 9 miles*

ENTRANCE LOBBY | HALL | KITCHEN | LIVING ROOM  
SITTING ROOM | CONSERVATORY | UTILITY ROOM |  
STUDY | 5 BEDROOMS | EN SUITE SHOWER ROOM  
FAMILY BATHROOM | SHOWER ROOM | DETACHED  
DOUBLE GARAGE | OFF STREET PARKING | ATTRACTIVE  
GARDENS | ABOUT 0,25 ACRE

WESTLETON is a picturesque village with a beautiful village green and duck pond as well as some lovely period houses. The village is conveniently placed for exploring the Suffolk Heritage coast at nearby Dunwich, Southwold, Walberswick and Aldeburgh. It is also close to the famous RSPB Minsmere nature reserve. The village also benefits from excellent facilities including a well-stocked village store, post office, village hall, the Westleton Crown hotel and White Horse public house, as well as a craft shop, second hand bookshop, and garage. The nearby village of Darsham has a branch line railway station, as does Saxmundham, both connecting to London Liverpool Street via Ipswich. Saxmundham also has a good range of shops including two supermarkets.

4 Studio Close is a detached bungalow forming part of a small development built in the mid-1990s. The property was subject to a first-floor conversion in 2017 creating spacious and well-appointed rooms. A spacious entrance lobby opens to the hall with door to the kitchen, which is fitted with wall and base mounted units with integrated Bosch oven and dishwasher as well as a four ring De Detrich

**A detached chalet bungalow standing in attractive gardens in a tranquil setting on the edge of this sought after village.**

**Guide: £775,000 FREEHOLD**



induction hob. The living room is lovely and light with triple-aspect views over the garden, and has a fireplace housing a wood burner. Sliding patio doors open to a terrace and interconnecting doors open to the sitting room, which leads to the conservatory. Off a passageway is a utility room, a family bathroom, and three bedrooms, one with an en suite shower room.

A staircase ascends to the first-floor landing where there are two further bedrooms and a study, which all have delightful views across farmland and woods. A further shower room serves the upstairs bedrooms.

### Outside

The property is approached over a gravel driveway with parking for several cars and leads to a detached double garage with twin up and over doors, with a side door and power connected.

The gardens are principally to either side of the property with a terrace to the front with shrub borders and an olive tree. Adjacent to the garage is an area of kitchen garden with raised beds, fruit trees and a greenhouse. To the south-west is a further garden with a small wildlife pond, a rose pergola, and a summerhouse. There are numerous trees including acer, weeping pear, flowering cherry and eucalyptus. The garden is enclosed by mature hedgerow.

### Services

Mains water, electricity and drainage are connected. Heating via electric radiators and wood burner. The property benefits from photovoltaic panels with a battery storage unit.

**Local Authority:** East Suffolk Council Tax Band E.

### Directions

IP17 3BJ

what3words: niece.currently.riding





# 4 Studio Close, Westleton

Approximate Gross Internal Area = 207 sq m / 2228 sq ft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	<b>A</b>	<b>98</b>
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor

First Floor









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