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Dragonfly Cottage, Bakers Lane, Westleton,
Suffolk, IP17 3AZ

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ESTATE AGENTS



This unique detached two bedroom contemporary single storey property, with its fabulous open plan kitchen/living room, also enjoys low running costs. Located in the centre of this very desirable village, close to the coast.

Accommodation comprises:

- Entrance hallway
- Stunning open-plan sitting/dining/kitchen with bi-fold doors to the rear
- Two double bedrooms with vaulted ceilings
- Bathroom & en-suite shower room
- Low cost living & Eco credentials include- an air source heat pump & solar panels providing under-floor heating and a sedum roof
- Attractive rear garden with a 'Beach hut' style summerhouse with a water wheel, water fall & wildlife pond
- Driveway parking
- Oak flooring throughout
- Perfect holiday home or a full-time residence
- Close to the coast



The Property

A fully glazed entrance door with a deep glazed window to the side of the house opens into a lovely light hall, where there is a cupboard housing the under floor heating system. Oak flooring is laid throughout the accommodation and ceramic tiles in the bathroom and en-suite, with under-floor heating throughout. The fabulous open-plan kitchen/sitting/dining room with bi-fold doors to the entire rear wall, overlook the attractive rear garden. The kitchen is fitted with white gloss cupboards with granite worktops, a 'Quooker' boiling water tap, and water softener. There is a built-in ceramic hob with extractor over, electric oven, microwave, dishwasher and a washer/drier and a pull-out ironing board.

Two double bedrooms lead off the hall, both have vaulted ceilings and the master has a well appointed shower room comprising of a corner shower, w.c. hand basin and heated towel rail. The second bedroom has been well fitted with cupboards, shelving and a desk with a pull-down double bed concealed within a cupboard allowing for dual use as a workroom/study and a guest bedroom. A bathroom provides a bath tub with a rainfall shower and a hand held shower, wash basin, w.c. and heated towel rail.



Outside

To the front of the property is a block paved parking space with paved paths to both sides of the cottage, also leading to the side entrance and continuing to the rear garden. Here is a paved terrace with a border retained by sleepers which are well planted with shrubs and flowers and a wildlife pond. Steps lead up to a main lawned garden. The south facing garden is a fantastic area with a 'Beach hut' style summerhouse with an attached water wheel and water fall. The garden is very private and enclosed by fencing and climbers. A garden store and the air source heat pump and battery storage for the solar panel energy are found to the other side of the property.

Dragonfly Cottage is a unique and contemporary single-storey cottage with a sedum roof and partially rendered timber clad elevations, offered in excellent condition both inside and out.

Location

Located in a quiet road just off the main street in the desirable East Suffolk village of Westleton, which boasts a village store and the excellent Westleton Crown Hotel. The unspoilt heritage coastline is very close-by, with the lovely beaches of Southwold and Walberswick & Dunwich on its doorstep. The railway station at Darsham is about 3 miles away.



Fixtures and Fittings

All fixtures and fittings are specifically excluded from the sale, but may be available in addition, subject to separate negotiation.

Services :

Air source heat pump & 8 solar panels with battery storage

Mains electric, water, sewerage.

EPC Rating: tba

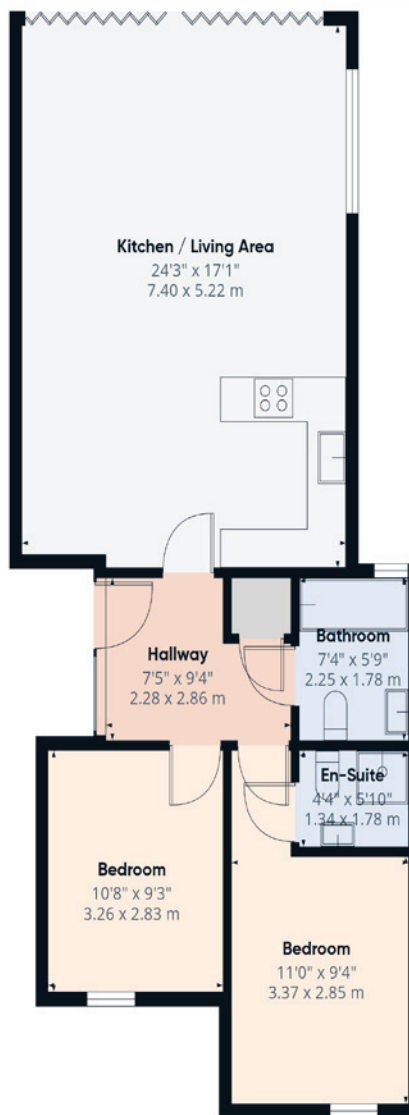
Local Authority: East Suffolk Council

Tax Band: D

Agents Note - This property is offered subject to and with the benefit of all rights of way, whether public or private, all way leaves, easements and other rights of way whether specifically mentioned or not.

Tenure - Vacant possession of the freehold will be given upon completion.

Guide price £385,000



Approximate total area⁽¹⁾

775 ft²
71.9 m²

(1) Excluding balconies and terraces

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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Important Note: The floor plan is not to scale and is only intended as a guide to the layout. For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Furthermore NB:1. All dimensions are measured electronically and are for guidance only. 2. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. 3. Information regarding tenure, length of lease, ground rent and service charges is provided by the seller. These details do not form any part of any contract. Items included in a sale (curtains, carpets etc) are for you and your solicitor to agree with the seller.



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