



Aldeburgh, Suffolk

Guide Price £1,250,000

- Stunning Location
- Two En-suites
- Private Road
- Rental guide - £3,500pcm
- Contemporary Living
- Lift
- Superb kitchen
- Four Bedrooms
- Balcony with Estuary Views
- EPC - C

Brickfields, Aldeburgh

An outstanding contemporary two storey dwelling forming part of a collection of nine luxurious eco-sensitive detached homes overlooking meadowland, with a sweeping panoramic view - arguably one of the finest in Suffolk - to the River Alde estuary towards Iken and Orford Ness.



Council Tax Band: F



DESCRIPTION

An outstanding contemporary two storey dwelling forming part of a collection of nine luxurious eco-sensitive detached homes overlooking meadowland, with a sweeping panoramic view - arguably one of the finest in Suffolk - to the River Alde estuary towards Iken and Orford Ness. This stunning location lies on the site of Aldeburgh's former brickworks at the end of a quiet lane off Saxmundham Road.

The property is exceptionally well-appointed with the focus of the design aiming to make the most of the surroundings. Large, light rooms with full-width bifolding doors in a living room which opens onto a large sun deck offering wonderful estuary views from an elevated position. The central hallway is lit by skylights and has an elegant staircase leading to the lower floor where there are four large bedrooms - two with en-suites - and a family bathroom. The bath and shower rooms have Corian surrounds. A lift connects the two floors. The Upper floor has a cloakroom, utility room and a spacious kitchen/dining room with Juliet balcony, fitted with bespoke kitchen units, Corian work surfaces and Neff integrated appliances. In addition, the property features air-source underfloor heating, a Sedum flowering plant roof-covering and, as a nod to its history, the final batch of bricks from the former works are now featured as a decorated panel in the large kitchen/dining room.

LOCATION

A rare opportunity to live in one of Suffolk's most stunning locations. Nearby Aldeburgh is a fashionable seaside town within some two hours or so travelling time (whether by road or rail) to Central London. The Saxmundham branch line connects to the InterCity service between London Liverpool Street and Ipswich. The town is known internationally for its annual Aldeburgh Festival of music and arts, the centrepiece of a year-round programme of cultural events. Aldeburgh also enjoys literary, food and documentary festivals, an independent Cinema, a summer season theatre and a carnival. There is excellent sailing on the Rivers Alde and Ore, golfing on Aldeburgh Golf Club's maritime heath course (ranked among the top 100 courses in the UK), as well as a range of other leisure activities all within the peaceful and unspoilt surroundings of this stretch of delightful coastline.

ACCOMMODATION

ENTRANCE LOBBY

HALLWAY

Staircase to lower floor, roof lights and window to side. Lift.

CLOAKROOM

White suite, pedestal hand basin and W.C, opaque window.

LIVING ROOM

Multiple roof lights and bi-fold doors opening to:

SUN DECK

A full width deck with frameless glass surround, panoramic pasture and estuary views. Steps to the garden.

KITCHEN/DINING ROOM

Bespoke range of kitchen base and wall cupboards with Corian work surfaces and upstands, integrated sink unit and twin drainer with mixer tap. Fitted Neff appliances include double oven, microwave and plate warmer. Concealed dishwasher, fridge and freezer. Multiple roof lights and Juliet balcony with estuary view.

UTILITY ROOM

Base and wall units, NEFF washer/dryer, Corian work surface and upstand.

LOWER FLOOR

SPACIOUS HALLWAY

Large store cupboard.

PRINCIPAL BEDROOM

Window overlooking garden.

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash hand basin and W.C. Corian surrounds.

BEDROOM 2

Window to side.

EN-SUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash hand basin and W.C. Corian surrounds.

BEDROOM 3

Window to side.

BEDROOM 4

Roof lights.

BATHROOM

White suite comprising bath, pedestal wash hand basin and W.C. Corian surrounds

OUTSIDE

Private, electronically gated driveway shared with the neighbouring Brickfield properties. Shingle drive to front, lawn garden to rear.

TENURE

Freehold.

OUTGOINGS

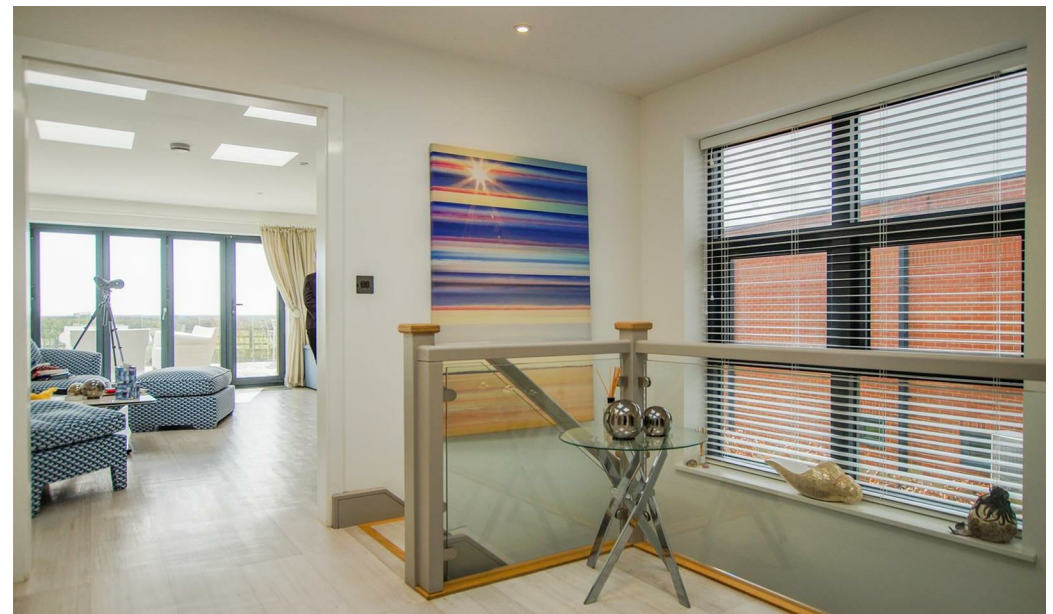
Council Tax currently Band F. Details can be obtained from the East Suffolk Council.

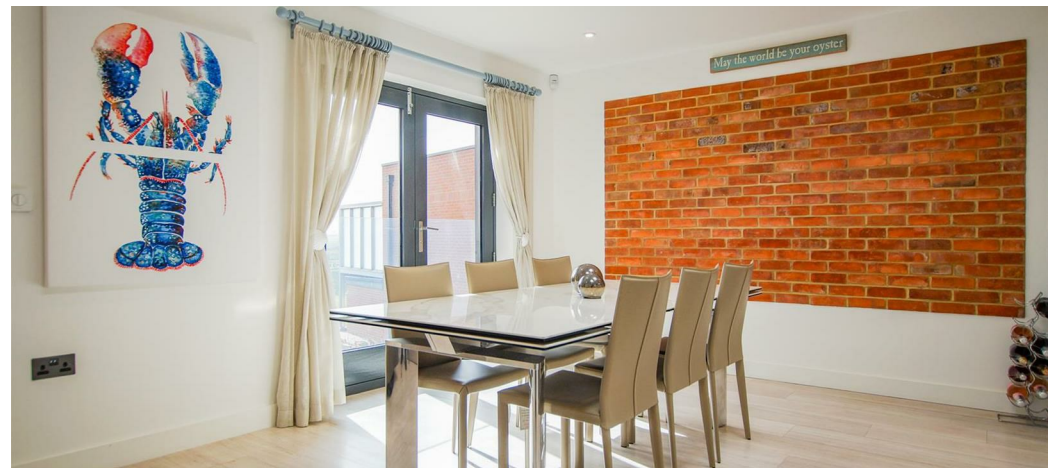
VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20198/RDB.

FIXTURES & FITTINGS

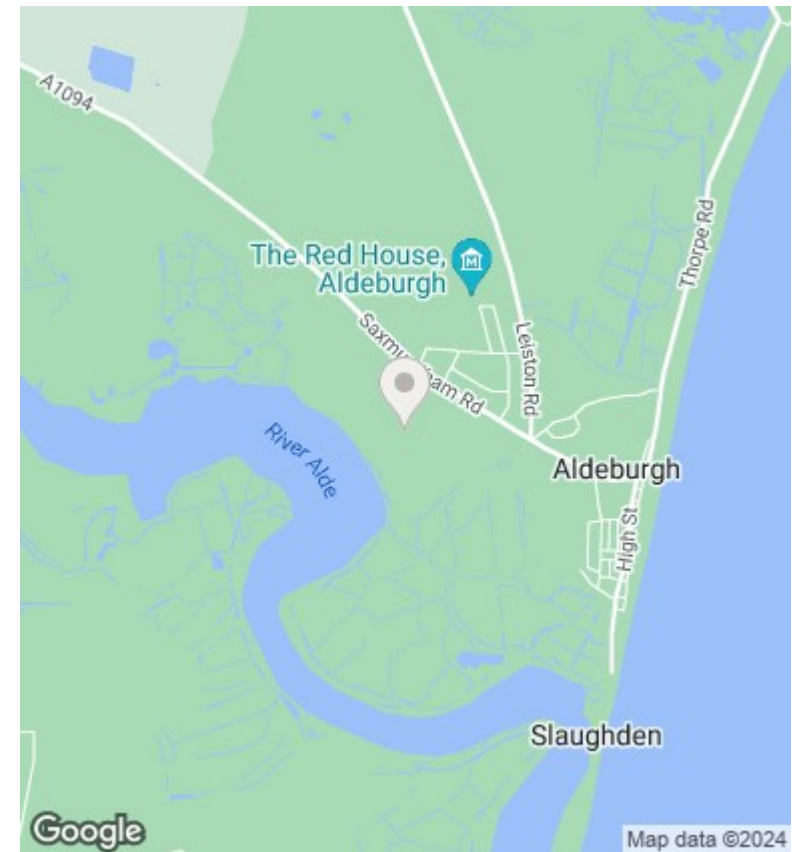
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TOTAL FLOOR AREA: 189.0 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

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

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com