



Aldringham, Suffolk

Offers In Excess Of £750,000

- 1/3 Acre Garden
- Five bedrooms/Three en-suites
- Solar panels
- EPC - B
- Large open plan kitchen/dining room
- Gas central heating
- Annex & Barn
- Ground floor bedroom suite
- Double glazing
- Underfloor Heating

Aldeburgh Road, Aldringham

The property is a short drive from both the tourist village of Thorpeness and the seaside town of Aldeburgh. The nearby market town of Saxmundham not only contains a Waitrose and Tesco's, but also a branch rail station which with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street.

The Suffolk Heritage Coast has a reputation of Outstanding Natural Beauty and includes a vast network of footpaths along river banks and through woodlands and nature reserves. All of this, as well as being approximately two hours to London via both train and car, the area is popular for both domestic holidays and relocating within the UK.



Council Tax Band:



DESCRIPTION

A particularly spacious individual detached family home set in grounds exceeding 1/3 of an acre set back from the Aldeburgh Road at the southern edge of the village of Aldringham about two miles from the renowned coastal town of Aldeburgh. The well planned accommodation features gas central heating with underfloor heating to the ground floor, double glazing and solar panels. Hardwood double doors open to a large reception hall which leads to a shower room, ground floor bedroom suite, double aspect sitting room with French doors opening onto a paved terrace and the garden. To the rear is a large kitchen/dining/living room with deep windows and French doors opening the garden. A utility room has an entrance door opening to the side driveway. A staircase with glass and stainless steel balustrade rises to the first floor galleried landing with valuated ceiling and large roof lights. There are four well proportioned bedrooms, two having en-suites shower rooms. A family bathroom completes the first floor accommodation.

The property is approached via a horseshoe driveway with further driveway continuing along the northside of the property which includes a carport. At the end of the driveway is a DETACHED ANNEX comprising entrance lobby, bed/sitting room and en-suite shower room. The rear garden is laid to lawn screened by hedgerow and with a wealth of flowering plants and shrubs. A paved terrace is bordered by box hedge and a pair trimmed bay trees. Within the garden is a timber lap board barn with twin pitch roof extending to provide a covered seating/alfresco dining area.

ACCOMMODATION

RECEPTION HALL

Tiled floor, deep window overlooking the garden. Staircase with glass and stainless steel balustrade rising to the galleried landing.

SITTING ROOM

Double aspect with French doors opening to the garden. Contemporary gas fire. Floor to ceiling fitted storage cupboards.

KITCHEN/DINING/LIVING ROOM

A large open plan room with oak flooring, windows on three elevations and

French doors opening to the garden. Fitted with a range of base units, Corian work surfaces and tiled surrounds. Matching island with integrated 1 ½ bowl sink unit and dishwasher. Rangemaster range cooker with extractor over.

UTILITY ROOM

Fitted with base and wall cupboards, work surface with single drainer 1 ½ bowl sink unit. Cupboard housing gas central heating boiler, plumbing for washing machine and space for a tumble dryer.

SHOWER ROOM

Travertine tile walls and floor, circular stone hand basin, WC. Walk in shower.

GROUND FLOOR BEDROOM

Window overlooking front garden. Built in storage cupboard.

ENSUITE SHOWER ROOM

Suite comprising shower cubicle, hand basin and WC. Floor and wall tiling.

FIRST FLOOR GALLERIED LANDING

Vaulted ceiling with large double glazed roof lights.

PRINCIPAL BEDROOM

Lobby with wardrobe space and door to the bedroom which overlooks the rear garden.

ENSUITE SHOWER ROOM

Floor and wall tiling. Suite comprising shower cubicle, hand basin with storage below, WC, heated towel rail. Roof light.

GUEST BEDROOM

Window to front and roof light to rear.

ENSUITE SHOWER ROOM

Floor and wall tiling. Suite comprising shower cubicle, hand basin with storage below, WC heated towel rail. Roof light.

BEDROOM

Window to front elevation.

BEDROOM

Roof light to side elevation.

BATHROOM

Floor and wall tiling. Suite comprising double end bath with central mixer tap shower cubicle, hand basin with storage below, WC, heated towel rail. Roof light.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently deleted.

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: 20398/RDB.

FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.





GROUND FLOOR
124.8 sq.m. approx.

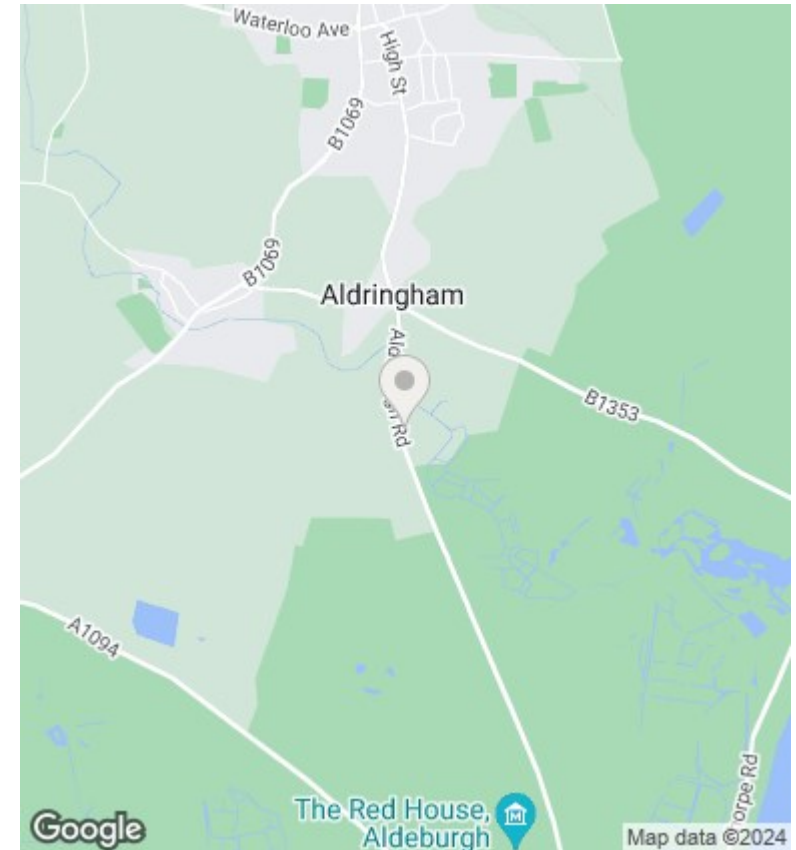


1ST FLOOR
100.0 sq.m. approx.



TOTAL FLOOR AREA : 224.8 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

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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 96 |
| (92 plus) | A | | |
| (81-91) | B | 81 | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| 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