



## Aldeburgh, Suffolk

Guide Price £850,000

- Contemporary open plan accommodation
- Bespoke Kitchen
- High quality bath/shower rooms
- Excellent specification
- Triple aspect sitting/dining room
- Landscaped garden
- Spacious hall & cloakroom
- Bi-fold doors opening to the garden
- EPC - C

# Cable Lane, Aldeburgh

Aldeburgh is an extremely popular seaside town, renowned for its connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an eclectic range of independent shops and brand name boutiques, restaurants, and galleries, along with an independent cinema. The town is close to open countryside and nature reserves which are connected through a vast network of public footpaths. Situated within the Suffolk Heritage Coast, an Area of Outstanding Natural Beauty, Aldeburgh is approximately two hours drive from London and the nearest train station is seven miles away at Saxmundham which, with a change at Ipswich, connects to London Liverpool Street.



Council Tax Band: F



## DESCRIPTION

An imposing and elegant detached house standing in a peaceful position within a private cul de sac in this most sought after location. The beautifully presented and well appointed home has been remodelled and renovated creating elegant contemporary accommodation with double glazing, gas central heating and comprises a spacious entrance hall and newly created cloakroom. The predominantly open plan ground floor, consists of a bespoke fitted kitchen furniture by Pestle & Mortar Designs Ltd featuring a full range of appliances and quartz work surfaces. The kitchen opens to the large triple aspect sitting/dining room with bi-folding doors opening onto the garden. Contemporary recessed gas fire and sash windowed alcove with further entrance door onto the paved terrace of the side garden. From the entrance hall a staircase rises to the first floor, a spacious landing leads to four double bedrooms, the principal bedroom having an elegant en-suite. A bathroom serves the remaining bedrooms. Standing in a private close the property is set well back from the road with wide sweeping lawn and shingle driveway providing ample parking and access to an integral garage with electric roller entrance door. To the side and rear is a private garden with paved seating areas and pathways interspersed with borders planted with a wealth of shrubs and flowering plants.

## ACCOMMODATION

### ENTRANCE HALL

A remodelled hallway with oak balustrade staircase rising to the first floor, storage cupboard below.

### CLOAKROOM

Contemporary suite with hand basin, storage below, feature wall tiling and W.C.

## KITCHEN

Bespoke kitchen furniture by Pestle & Mortar Designs Ltd. Shaker style cabinets and drawers, quartz work surfaces and upstands. Integrated appliances include electric oven, microwave, induction hob with cooker hood over, concealed dishwasher, washing machine and fridge/freezer. Porcelain tiled floor.

## SITTING/DINING ROOM

A triple aspect room with recessed contemporary gas fire. Sash windows and side entrance door. Bi-fold doors opening to the garden.

## FIRST FLOOR

### LANDING

### BEDROOM

Windows to front and rear, built in wardrobes.

### ENSUITE

High quality white suite comprising tiled shower cubicle, hand basin with storage below and W.C. Floor and wall tiling. Heated towel rail.

### BEDROOM

Windows to front and side.

### BEDROOM

Windows to side and rear.

### BEDROOM

Window to front.

### BATHROOM

High quality white suite comprising panel bath, hand basin with storage below and W.C. Floor and wall tiling. Heated towel rail.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently 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](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20351/RDB.

## FIXTURES & FITTINGS

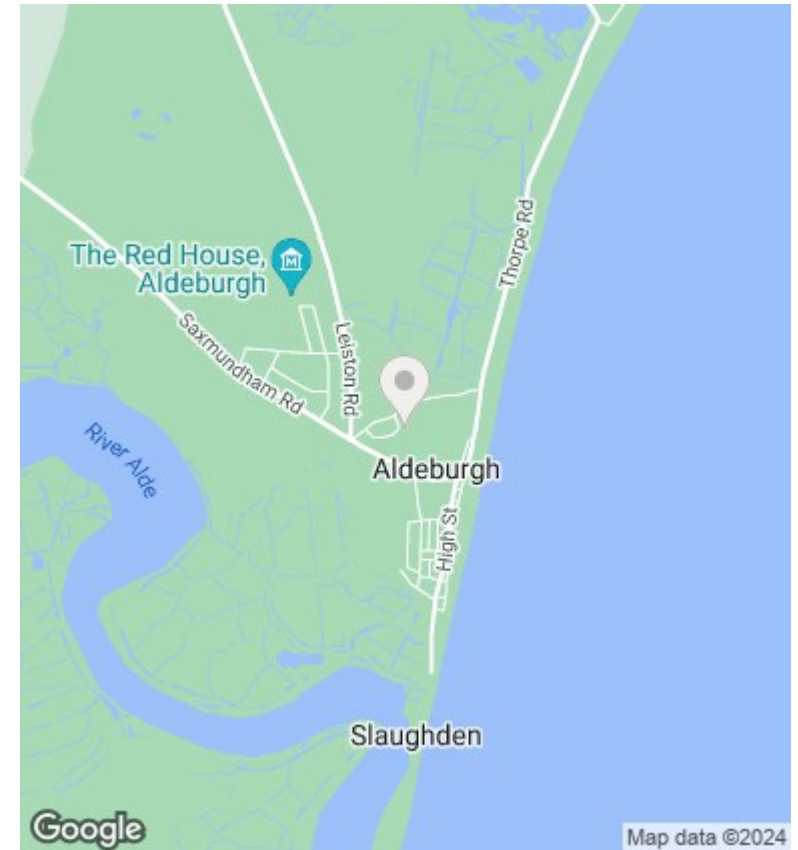
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TOTAL FLOOR AREA : 150.4 sq.m. approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	79
(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 &amp; Wales</b>	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](http://www.epcregister.com)