



## Aldeburgh, Suffolk

Offers In Excess Of £325,000

- Extended & Improved Semi-Detached Home
- Lounge
- Cloakroom
- Rental guide price - £1,100pcm
- Drive & Garage
- Kitchen/Diner
- Stunning Garden
- Three Double Bedrooms
- Family Room
- EPC - C

# Folly End, Aldeburgh

Room for all the family. We are delighted to be able to offer for sale this extended and improved three bedroom home with drive and garage.



Council Tax Band: C



## DESCRIPTION

Room for all the family. We are delighted to be able to offer for sale this extended and improved three bedroom home with drive and garage. This immaculate home offers plenty of outside space with well maintained rear and side gardens. Internally the property benefits, lounge, refitted kitchen/diner, snug/family room and cloakroom. On the first floor the property offers three double bedrooms and refitted shower room. Early viewing is advised.

## LOCATION

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.

## ACCOMMODATION

Double glazed door with side panes to entrance porch, hardwood glazed door to:

## ENTRANCE HALL

Double glazed window to side aspect, stairs to first floor with storage cupboard under, tiled floor, radiator, doors to:

## LOUNGE

Double glazed windows to front aspect, log burner, radiator.

## REFITTED KITCHEN

Double glazed window to rear aspect, range of matching base and wall mounted units. Sink and drainer unit. Door to pantry. Tiled floor. Radiator. Door to side lobby and door to:

## SNUG

Double glazed window to rear aspect and double glazed doors to side. Radiator.

## SIDE LOBBY

Double glazed door to side aspect. Door to:

## CLOAKROOM

Double glazed window to side aspect, two piece suite comprising low-level WC and pedestal wash hand basin.

## LANDING

Access to loft, double glazed window to side aspect, door to airing cupboard. Doors to:

## BEDROOM 1

Double glazed window to front aspect, single radiator.

## BEDROOM 2

Two double glazed windows to rear aspect, fitted wardrobes, walk in shower.

## BEDROOM 3

Double glazed window to front aspect, radiator.

## REFITTED SHOWER ROOM

Double glazed window to rear aspect three piece suite comprising low-level WC, vanity wash hand basin, corner shower cubicle, heated towel rail.

## OUTSIDE

Front garden is shingled with mature trees and shrubs.

Gated side access to landscaped side garden which is mainly paved with mature tree and shrub borders. Double glazed courtesy door to garage and walkway to rear garden which is laid to lawn with patio area, mature trees and shrub borders. Brick sheds, gated access to driveway leading to garage with up and over door, power and light.

### TENURE

Freehold.

### OUTGOINGS

Council Tax currently Band C. Further 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: 20073/PG.

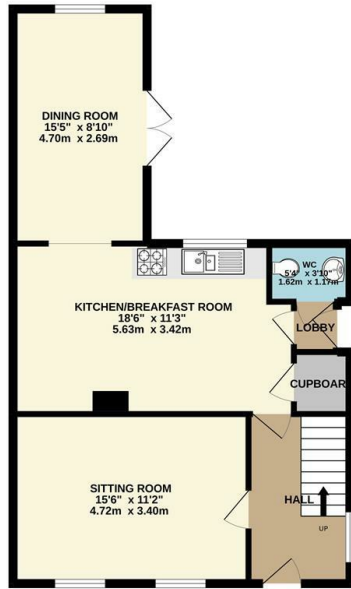
### FIXTURES & FITTINGS

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.

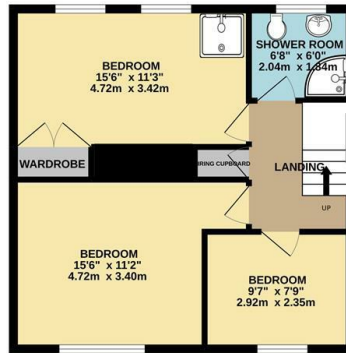




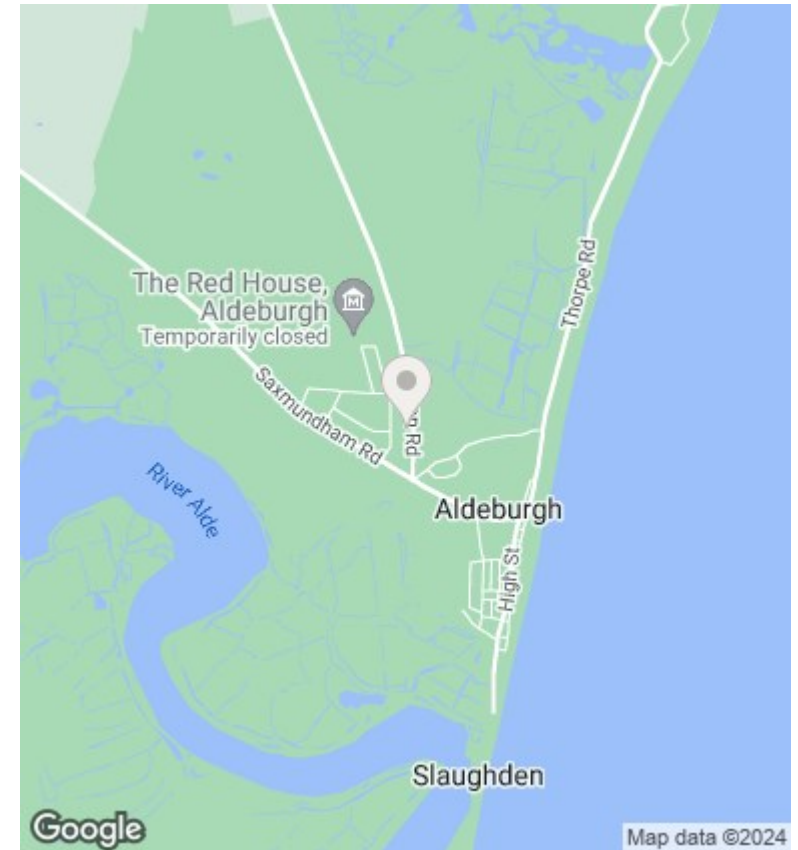
GROUND FLOOR  
626 sq.ft. (58.2 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1108 sq.ft. (103.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, stairs 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)	A		
(81-91)	B		82
(69-80)	C	69	
(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](http://www.epcregister.com)