



Snape, Suffolk

Guide Price £750,000

- Out standing countryside views
- Parking & garage
- Sitting room with view
- EPC - F
- Private road
- Kitchen/breakfast room
- Principal bedroom with view
- Secluded garden
- Electric Aga
- Utility/shower room

Priory Road, Snape

An individual detached family home standing in an elevated position overlooking pasture, woodland and the Alde estuary. Snape has three family-friendly bistro pubs and the internationally famous Snape Maltings Concert Hall, with surrounding shops and café. Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: E



DESCRIPTION

A unique opportunity to acquire an individual detached family home likely to date from the 1930's of predominately colour washed elevations below pantile covered roofs standing in a elevated position over looking pasture, woodland and a view through the trees to the Alde estuary. A delightful setting on the edge of this sought after village, close to the sailors path and short drive to Aldeburgh. This cherished family home has spacious and comfortable accommodation with the sitting room, kitchen/breakfast room and principal bedroom all enjoying countryside views. Approached from Priory road via a private road the property stands in a generous plot with ample off road parking, detached garage and store. The garden enjoys a southerly aspect and is principally laid to lawn with a multitude of shrubs

ACCOMMODATION

ENTRANCE LOBBY

Panel glazed entrance door. Staircase to rising to first floor.

RECEPTION HALL

UTILTIY/SHOWER ROOM

tiled shower, W.C. Butler sink and plumbing for washing machine.

KITCHEN/BREAKFAST ROOM

Range of fitted floor standing and wall cupboards, Formica work surfaces, double bowl single drainer sink unit. Electric Aga. Windows over looking the garden and countryside beyond. Half glazed door to:

LOBBY

Oil fired central heating boiler. Stable door to garden.

DINING ROOM

Window to side elevation. Panel glazed double doors to:

SITTING ROOM

Windows on three elevations over looking the garden and with glazed entrance door opening to the garden. Open fireplace with slate surround and hearth, painted timber mantle.

FIRST FLOOR

LANDING

Window over looking the garden.

BEDROOM

Windows on three elevations with fine views.

BEDROOM

Window to side elevation. Built in wardrobe.

BEDROOM

Window to side elevation. connecting door to:

BEDROOM

Window to front elevation.

BATHROOM

Built in airing cupboard. Panel bath, hand basin and W.C. Window with countryside view.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains electricity, water & drainage.

VIEWING ARRANGEMENTS

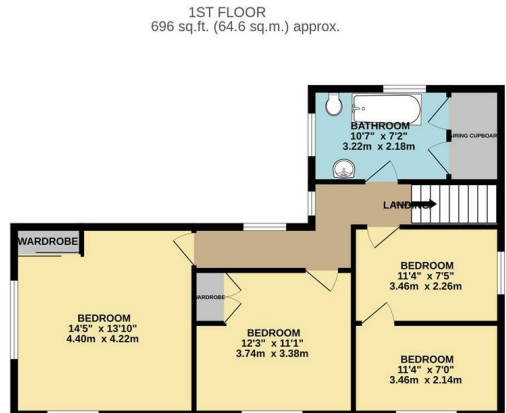
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20443/RDB.

FIXTURES AND FITTINGS

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TOTAL FLOOR AREA : 1590 sq.ft. (147.7 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

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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		90
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	29	
(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