



## Aldeburgh, Suffolk

Guide Price £795,000

- No onward chain
- Air source heating
- South facing courtyard
- EPC - C
- Fine coastal views
- Triple glazing
- 1/2 Receptions rooms
- Close to the beach
- Large garage
- 2/3 Bedrooms

# Willows Green, Aldeburgh

A beautifully presented coastal home just a short stroll from the beach and with fine views of the coastline toward Thorpeness. Located a short stroll from the beach an only a few short minutes walk into Aldeburgh, 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:





## DESCRIPTION

A beautifully presented coastal home just a short stroll from the beach and with fine views of the coastline. Approached via a walled and hard landscaped front garden, the well planned accommodation with air source underfloor central heating and triple glazing features a panelled glazed entrance door opening to an entrance lobby and sitting room with fireplace with wood burner, inner hall with cloak/utility room, impressive spacious kitchen/dining room with high quality bespoke kitchen furniture and fitted appliances. French doors open to the south facing wall garden with steps to a well proportioned garage. The landing leads to a first first sitting room with fine views of the coastline to Thorpeness and would make a wonderful principal bedroom. A double bedroom over looks the rear garden and a bathroom completes the first floor accommodation. The second floor comprises a large bedroom with far reaching coastal views and an adjacent bathroom.

## ACCOMMODATION

### ENTRANCE LOBBY

Panelled glazed entrance door opening to:

### SITTING ROOM

Fireplace with wood burning stove. Fitted cabinet to one side. Deep window over looking the front garden. Tiled floor.

### HALLWAY

Staircase rising to the first floor. Tiled floor.

### UTILTIY/CLOAKROOM

Tiled floor. Cupboard with plumbing for washing machine. Wall hung hand basin and WC.

### KITCHEN/DINING ROOM

Fitted with bespoke range of kitchen furniture with sections polished

stone and hardwood worksurfaces, integrated double butler sink, electric double oven, hob and cooker hood. concealed dishwasher and fridge freezer. Windows and French doors open to the garden.

## FIRST FLOOR

### LANDING

Staircase rising to the second floor

### SITTING ROOM/BEDROOM

Two windows, one an oriel bay window with fine coastline views. Fireplace with built in cabinets and shelves to either side.

### BEDROOM

Two windows to the rear, Built in wardrobes.

### BATHROOM

White suite comprising panelled bath, mixer tap/shower attached, wall hung hand basin and W.C. Wall tiling and heated towel rail.

## SECOND FLOOR

### LANDING

### BEDROOM

Window with far reaching coastal views, window seat with locker below, built in dressing table. Cupboard housing pressurised water cylinder.

### BATHROOM

White suite comprising panelled bath, mixer tap/shower attached, wall hung hand basin with storage below and W.C. Wall tiling and 2 heated towel rails.

### OUTSIDE

The property stands in an elevated position, approached by steps and wrought hand gate to a hard landscaped garden leads to the front

entrance door. To the rear is a south facing walled garden, paved, with steps rising to the rear entrance of large single garage (5.80m x 3.20m) with electric supply and electric roller entrance door.

### TENURE

Freehold

### OUTGOINGS

Council Tax Band currently deleted

### SERVICES

Mains electricity, water and drainage

### VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: Tel: Ref: 20452/RDB

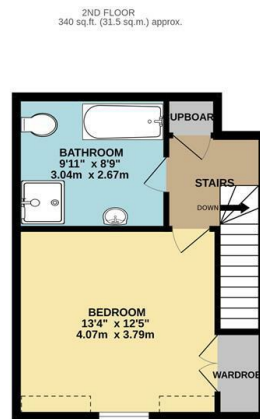
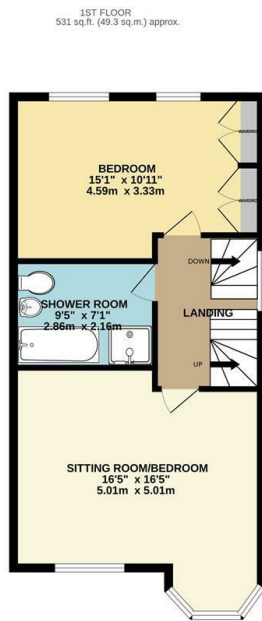
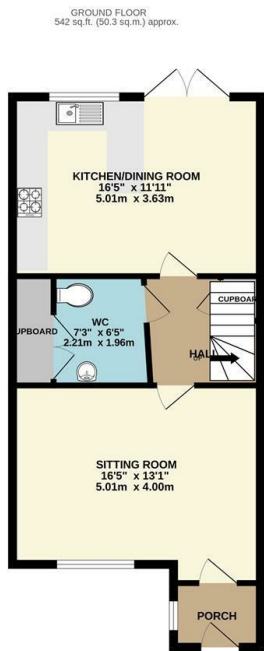
### FIXTURES & FITTINGS

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.

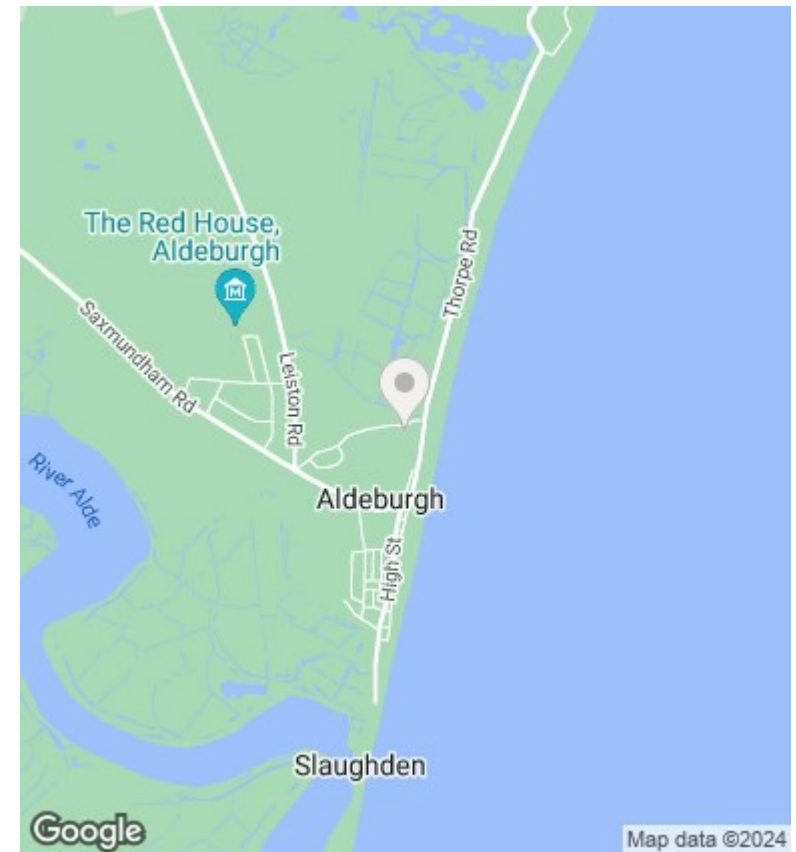








TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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>		
(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		
	72	82
<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)