



Aldeburgh, Suffolk

Offers In Excess Of £425,000

- Estuary view from the top floor.
- Stainless steel kitchen
- En-suite
- 2 wood burners
- 4 Bedrooms
- Gas central heating
- Large garden
- Bath & wet room
- EPC - C

Saxmundham Road, Aldeburgh

Remodelled and stylishly presented is this spacious four bedroom family home, just under one mile from Aldeburgh's popular shingle beach and eclectic High Street. Aldeburgh is a fashionable seaside town in Suffolk's Heritage Coast an Area of Outstanding Natural Beauty and is known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.



Council Tax Band: B



DESCRIPTION

A stylish family home having been remodelled and renovated to create a spacious accommodation of three floors. Decorated with a Scandinavian decor theme throughout a fan light entrance door opens to the hallway with staircase rising to the first and second floors, cozy sitting room has a wood burning stove as does the large kitchen/dining room with French doors opening to a raised deck and the garden. The polished stainless steel finished kitchen has wood block work surfaces and integrated appliances. A utility lobby leads to a luxurious bath room complete with free standing double end bath and 'wet room' floor drain rain shower. The property has four well proportioned bedrooms with the loft bedroom having an en-suite shower room and view toward the Alde estuary. Outside the property is separated from the road by a front garden and to the rear a large garden is principally laid to lawn with plants borders and screening shrubs. A central pathway leads to end of the garden where there a further screened section of the garden.

ACCOMMODATION

ENTRANCE HALL

Fan light entrance door. Staircase to first floor with cupboard below.

SITTING ROOM

Window to front elevation. Fireplace with wood burning stove.

KITCHEN/DINING ROOM

Fireplace with wood burning stove. Recessed store/boiler cupboard. French doors open on to deck and the garden. Stainless steel finished base and wall cupboards with wood lined draws and wood block work surfaces with tiled surrounds. Single drainer stainless steel sink unit, integrated dishwasher and Smeg electric oven and gas hob with cooker hood over. Fitted microwave.

LOBBY/UTILITY ROOM

Wood block work surface with plumbing for washing machine and built in storage.

BATHROOM

White suite comprising freestanding double end bath, central mixer tap. Wall hung hand basin with storage below. W.C. Floor and wall tiling and floor drainer shower. Opaque windows.

FIRST FLOOR

LANDING

Staircase to second floor.

BEDROOM

Window to front elevation. Walk in wardrobe. Cast iron fireplace.

BEDROOM

View over the rear garden

BEDROOM

Window to front elevation. Built in wardrobe.

SECOND FLOOR

LANDING

BEDROOM

Window to rear and roof light to front with view toward the Alde estuary.

EN-SUITE

White suite comprising tiled shower cubicle, wall hung hand basin with storage below and W.C. Floor and wall tiling. Opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

Mains gas, electricity, water and drainage.

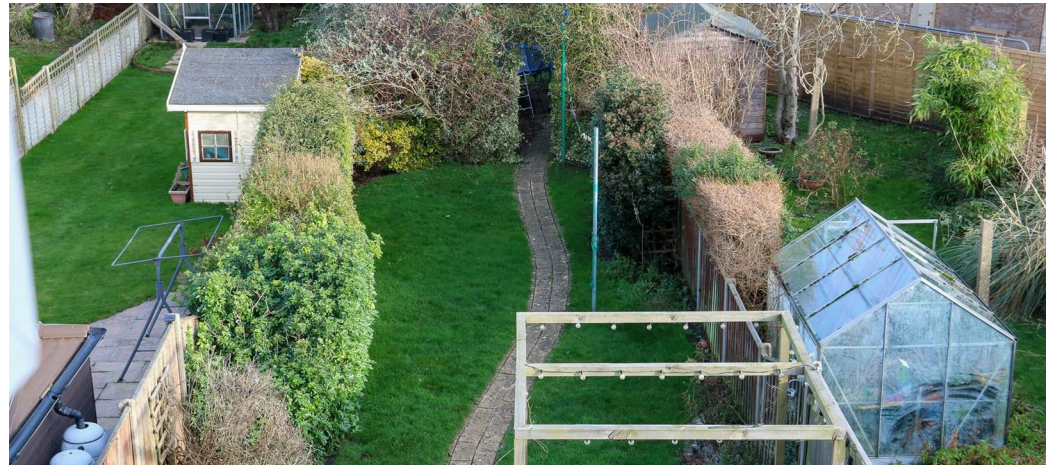
VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20435a/RDB.

FIXTURES AND FITTINGS

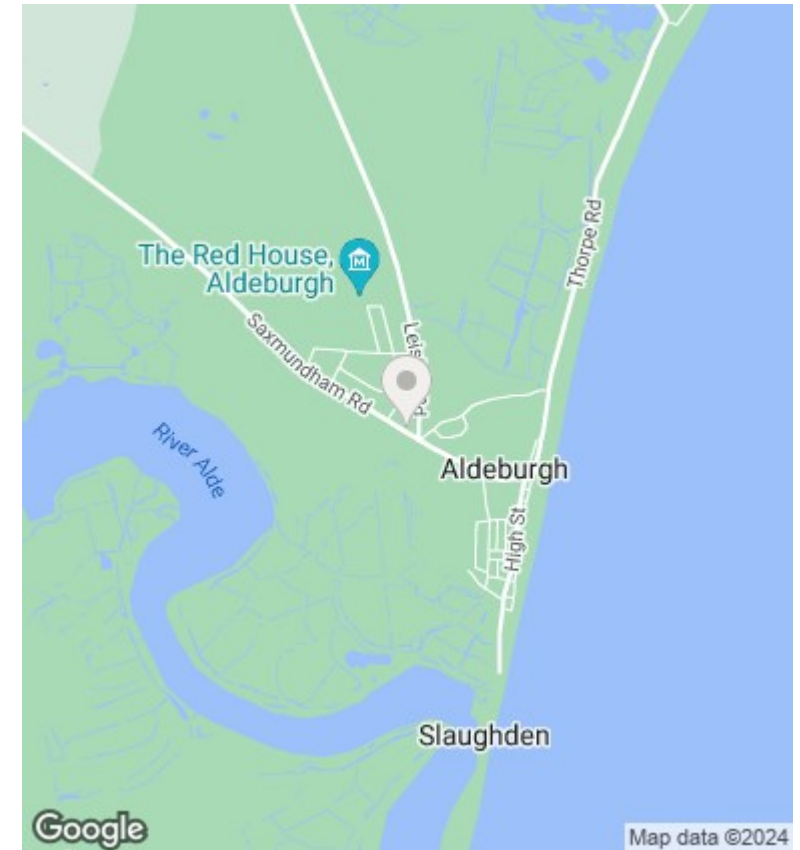
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TOTAL FLOOR AREA: 106.1 sq.m. approx.
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Conveyancing, Surveys & Financial Services

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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		88
(81-91)	B	73	
(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