



Snape, Suffolk

Offers In Excess Of £350,000

- No Onward Chain
- Open Fireplace
- Close Snape Maltings
- Large Garden
- Large Living Room
- Double Garage
- Alde Valley Views
- Oil Central Heating
- EPC - E

Drury Park, Snape

A spacious detached bungalow requiring updating, situated on a substantial plot with fine Alde valley views from the garden. 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 Medieval fishing village of Orford and the popular resort town of Aldeburgh. Both are within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and are 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 Street via Ipswich and offers two supermarkets. It is also only a few miles away from Friday Street Farm Shop, with café, butchers and fishmongers, selling local produce and groceries.



Council Tax Band: D



DESCRIPTION

Offered for sale with no onward chain is this spacious detached bungalow standing in a large gently sloping garden with fine views over the Alde valley. The property stands in a peaceful close on the east side of the village close to centre and within walking distance of Snape Maltings and the Sailors Path, a fine walk to Aldeburgh. Set well back from the road the driveway provides off road parking and access to a brick and tiled double garage. A sloping lawn with central path leads to the entrance door. A side gate and pathway leads to the rear garden. A patio runs along the side of the building with central steps to the large lawn garden with a variety of shrubs. The sloping gardens rises to point where fine views over the accommodation with oil fired central heating and double glazing. However, is in need of general modernisation and improvement, comprises:

ACCOMMODATION

STORM PORCH

Entrance door to:

ENTRANCE HALL

Cloaks storage cupboard

CLOAKROOM

Suite comprising hand basin and W.C. Opaque window.

SITTING/DINING ROOM

Brick open fireplace with quarry tile hearth. Window to front elevation. Sliding patio doors open to the rear.

KITCHEN

Range of base and wall cupboards, work surfaces, tiled surrounds, single drainer sink unit. Glazed door to:

REAR PORCH

Versatile space either used for storage or a boot room. Door to garden

INNER HALLWAY

Built in airing cupboard.

BEDROOM

Window over looking front garden.

BEDROOM

Window over looking rear garden. Built in wardrobe.

BEDROOM

Window over looking rear garden.

WET ROOM

Floor drain shower, wall tiling. Hand basin and W.C. Opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains electricity water and drainage, fibre broadband available

VIEWING ARRANGEMENT

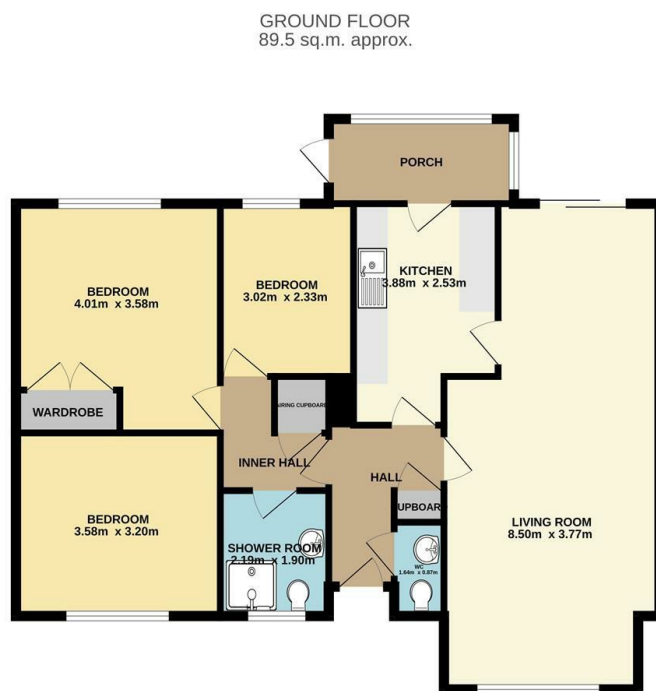
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20482/RDB.

FIXTURES & FITTINGS

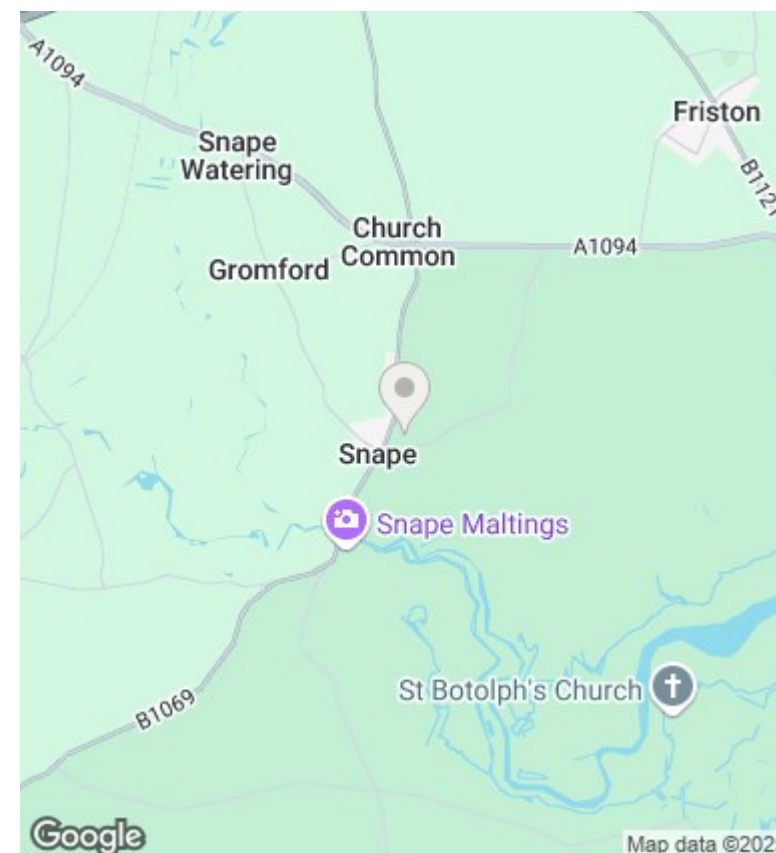
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TOTAL FLOOR AREA: 89.5 sq.m. approx.
While every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operation or efficiency at the time of sale.
Made with Floorplan 12/2021

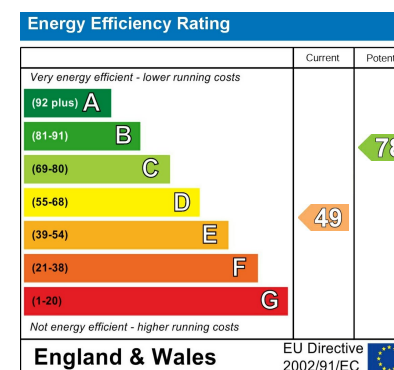


Conveyancing, Surveys & Financial Services

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Floorplans

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Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com