



Aldeburgh, Suffolk

Offers In Excess Of £1,100,000

- Private gardens
- Splendid Conservatory
- Double Garage
- Next to nature reserve
- High quality kitchen
- Open fireplace
- Two ensuites
- Office
- EPC - C

Leiston Road, Aldeburgh

Situated on the northern outskirts of Aldeburgh with direct access to a coastal footpath about a mile from the town centre. Adjoining the RSPB North Warren Nature Reserve which covers a mosaic of habitats of restored ancient Suffolk heathland, grazing marshes, reed beds and woodland,. North Warren is home to breeding Bitterns, Marsh Harriers, Wood Larks and Nightingales in the spring and summer with a wealth of wildlife throughout the year. Multiple footpaths to Aldringham fen, Thorpeness and the ancient heathland Sandlings beyond as well as to the beach between Aldeburgh and Thorpeness at Sluice Cottage. 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.



Council Tax Band: F



DESCRIPTION

A spacious individual detached cottage style bungalow of rendered elevation below a multiple pitched pantile covered roof standing in private gardens extending to 1.35 acres (subject to measured survey). Set well back from the road and accessed via a gated sweeping driveway bordered by lawns and providing ample off road parking and access to an attached double garage. Standing in the centre of the plot the garden offers great seclusion and features a wealth of mature and younger trees and shrubs including rhododendrons, firs, conifers, rowan, silver birch, staked fruit trees and an area of wild flowers and grasses. Adjacent to the kitchen French doors is a wonderful formal garden, paved terrace and shingle interspersed with box hedge edged beds, screening hedgerow, specimen plants and pergola. The accommodation with leaded light double glazing and gas fired central heating features entrance porch opening to a hallway leading to the kitchen/breakfast room with Shaker style kitchen fittings and integrated appliances. Utility room opening to the garage. Dining room overlooking the garden. Sitting room with open fireplace and French doors opening to a conservatory. Four bedrooms, two with ensembles, the smaller of the bedrooms utilised as a study.

ACCOMMODATION

ENTRANCE PORCH

Tiled floor, glazed double doors open to:

HALLWAY

Tiled floor. Airing cupboard and loft access.

KITCHEN/BREAKFAST ROOM

Shaker style range of base and wall units, Island, hardwood and polished stone work surfaces with integrated sink unit. Fitted electric range cooker and concealed fridge, freezer and dishwasher. Tiled floor, windows overlooking front and rear gardens with French doors opening to a paved terrace.

UTILITY ROOM

Shaker style fitted base units, butler sink with flex mixer tap, plumbing for washing machine. Tiled floor, stable door to driveway, door to garage.

DINING ROOM

Windows overlooking the garden. Wall cupboard. Glazed double doors open to:

SITTING ROOM

Open fireplace with recessed cabinets and shelves to either side. Windows and French doors opening to:

CONSERVATORY

Floor to ceiling windows and French doors open to the garden.

BEDROOM/STUDY

Window to front.

BEDROOM

Entrance lobby with fitted wardrobes, windows and glazed door opening to the garden.

ENSUITE

Suite comprising double end bath, twin hand basins with storage below, shower cubicle and W.C. floor and wall tiling. Window to front.

BEDROOM

Window overlooking the garden.

ENSUITE

Suite comprising tiled shower cubicle, hand basin and W.C. Floor and wall tiling.

BEDROOM

Windows overlooking front garden. Built in wardrobe.

BATHROOM

Suite comprising tongue and groove panel bath, hand basin and W.C.

OFFICE

Located over the double garage and accessed via an external staircase this well proportioned room with roof lights, glazed door and window overlooking the formal garden would make for an ideal office.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently F. Details can be obtained from the East Suffolk Council.

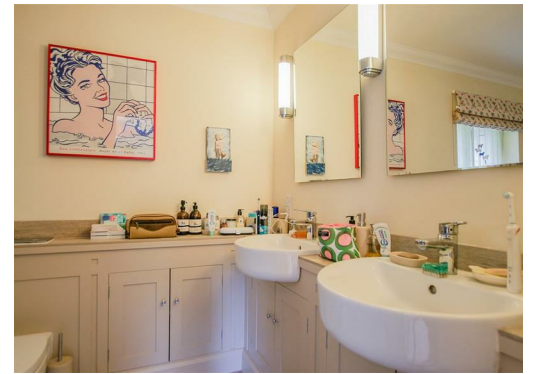
VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20305/RDB.

FIXTURES & FITTINGS

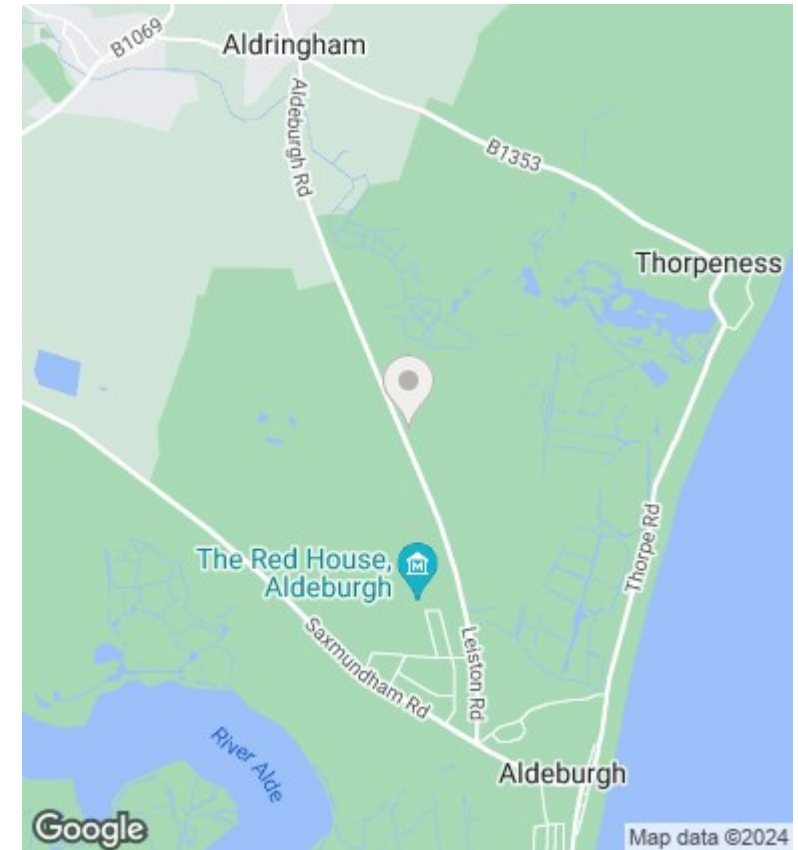
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TOTAL FLOOR AREA : 256.0 sq.m. approx.
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Conveyancing, Surveys & Financial Services

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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			94
(81-91) B			
(69-80) C		71	
(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