



Aldeburgh, Suffolk

Offers In Excess Of £395,000

- No Onward Chain
- Walking Distance to Beach
- Re Fitted Kitchen
- Electric Heating
- Off Road Parking
- Contemporary Extension
- Double Glazing
- Landscaped Garden
- EPC - E

Moverley Way, Aldeburgh

Situated in a cul de sac location on the ever popular Church Farm estate of this 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: C



DESCRIPTION

A detached modern house, recently extended, creating a stylish modern home in this excellent location. The accommodation comprises entrance hall, spacious sitting room with sliding doors opening to the landscaped terrace garden, The kitchen and dining room have been opened into a single open plan kitchen/dining room with a newly fitted range of kitchen units. On the first floor the landing opens to two double bedrooms and a bathroom completes the accommodation. The property is set back from the road, a block paved driveway provides off-road parking and a pathway continues to the side, past the entrance door to the rear garden which has been terraced and newly planted. A paved and stone patio is secluded and ideal for alfresco dining.

ACCOMMODATION

ENTRANCE HALL

Double glazed window to rear.

SITTING ROOM

Staircase rising to first floor. Sealed fireplace. Double glazed sliding doors to garden double floor to ceiling windows to either side. Electric panel radiators.

KITCHEN/DINING ROOM

Double glazed windows to front and side. Re-fitted with base and wall cupboards, work surfaces and sink unit with mixer tap. Fitted electric oven and hob with cooker hood over. Plumbing for washing machine. Electric panel radiator.

FIRST FLOOR LANDING

BEDROOM

Built in airing cupboard and wardrobe. Two double glazed windows. Electric panel radiator.

BEDROOM

Double glazed window. Electric panel radiator.

BATHROOM

White suite comprising panel bath, hand basin and WC. Tiled surrounds. Opaque window.

TENURE

Freehold.

OUTGOINGS

Council Tax band currently C. Further information can be obtained via 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: 20346/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

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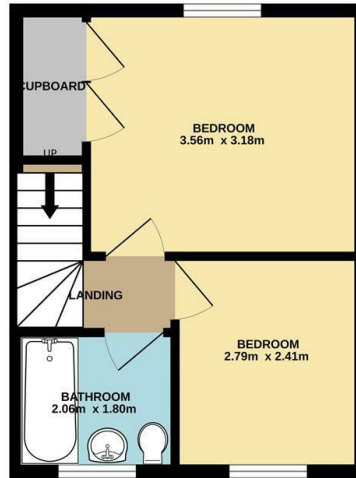




GROUND FLOOR
32.9 sq.m. approx.

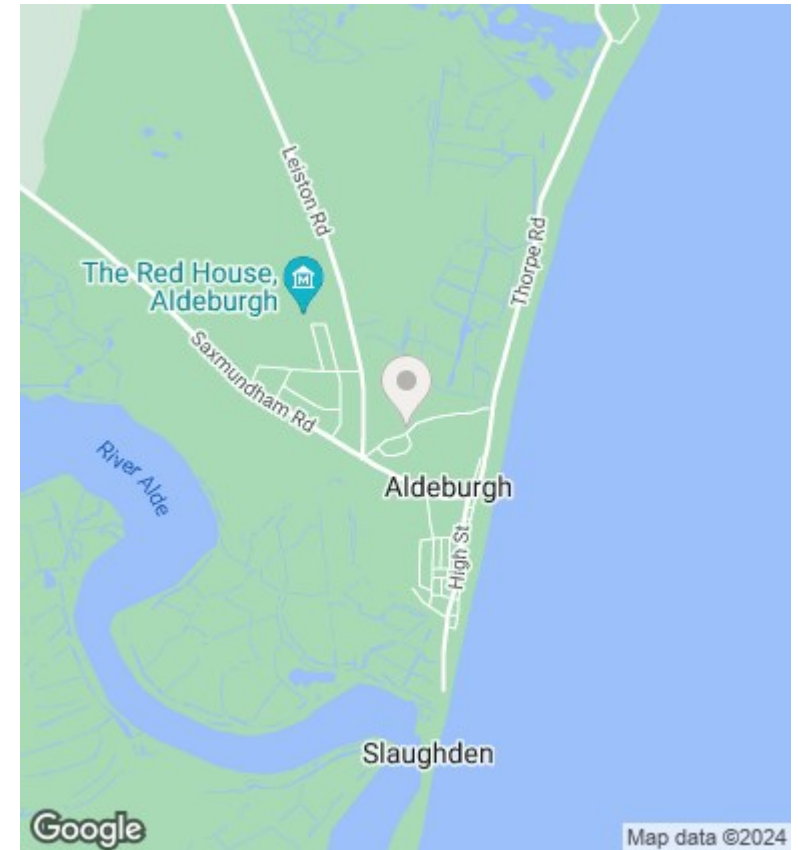


1ST FLOOR
26.7 sq.m. approx.



TOTAL FLOOR AREA : 59.6 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

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

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		85
(81-91)	B		
(69-80)	C		
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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