



## Aldeburgh, Suffolk

Offers In The Region Of £475,000

- No Onward Chain
- Garage
- Double Glazing
- Large Private Garden
- Great Potential to Extend
- Excellent Location
- Ample Parking
- Gas Central Heating
- EPC - E

# Linden Close, Aldeburgh

An excellent opportunity to acquire a detached bungalow set in private gardens in this peaceful location. 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: D



## DESCRIPTION

An individual detached bungalow situated in a secluded and generous plot located at the far end of this peaceful close. A most sought after location within 1 mile of Aldeburgh High Street and sea front. The accommodation with gas central heating and double glazing comprises; entrance hall, sitting room with patio doors opening to the garden, kitchen/dining room, three bedrooms and bathroom. A driveway provides ample off road parking and access to a concrete sectional garage. The well established gardens with mature hedgerow screen the property from the road, including conifers, firs and mature trees raised beds and pond. The generous size of the garden offering ample opportunity to extend and remodel the property subject to the necessary consents.

## ACCOMMODATION

### ENTRANCE HALL

Cloaks cupboards.

### SITTING ROOM

Patio doors open to the rear south facing garden.

### KITCHEN / DINING ROOM

Range of fitted base and wall cupboards, work surfaces with sink unit, tiled surrounds. Further built in storage cupboards. Double glazed window overlooking the front and side garden.

### BEDROOM / DINING ROOM

Double glazed window overlooking rear garden.

### BEDROOM

Double glazed windows to side and overlooking the front and side garden.

## BEDROOM

Double glazed windows to side and overlooking the rear and side garden.

## BATHROOM

Comprising panel bath with electric shower fitting, hand basin and WC. Wall tiling and opaque double glazed window.

## OUTSIDE

The property stands in the centre of a generous plot with well established gardens, principally laid to lawn with borders, mature firs, conifers hedgerow and shrubs. A driveway provides ample off road parking/turning space and access to a concrete sectional garage.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently D

## SERVICES

Mains gas, electricity, water and drainage

## VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20516/RDB.

## FIXTURES & FITTINGS

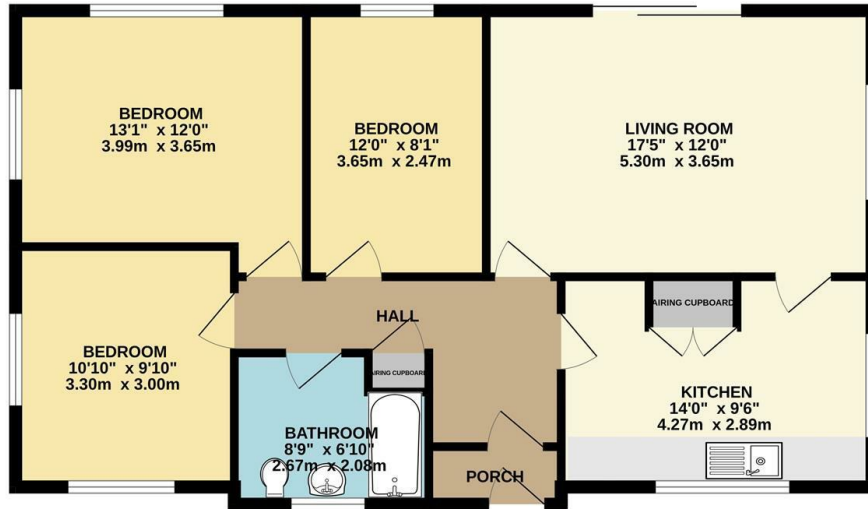
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photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of 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.

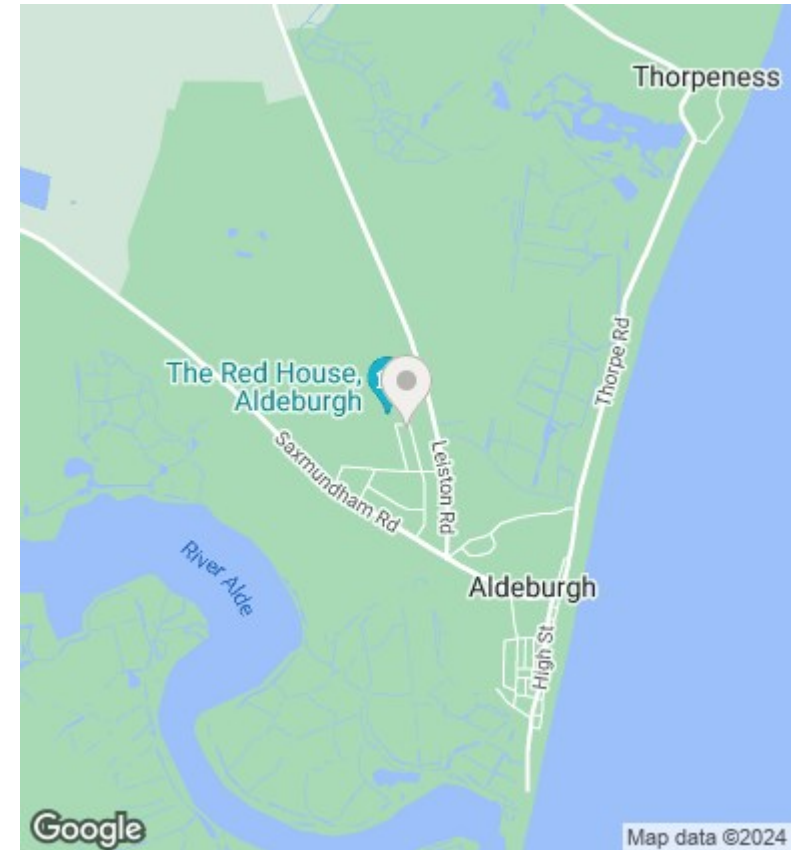




GROUND FLOOR  
839 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (78.0 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

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		83
(81-91)	B		
(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](http://www.epcregister.com)