



## Aldeburgh, Suffolk

Offers In Excess Of £600,000

- No Onward Chain
- Wood Burner
- Parking & Garage
- Current Holiday Let
- Gas Central Heating
- Walking Distance to Town
- Immaculate Condition
- Double Glazing
- EPC - D

# Barley Lands, Aldeburgh

An immaculately presented semi-detached house situated in a peaceful location on the 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: D



## DESCRIPTION

A particularly well presented semi-detached family house peacefully located on the ever popular Church Farm estate. The accommodation equipped with gas central heating and double glazing comprises; entrance hall, sitting room with fireplace and wood burning stove, opening to the kitchen/dining room, rear lobby with access to the integral garage, cloakroom and entrance door to the rear garden. To the first floor are the three well proportioned bedrooms, with the principal bedroom boasting an ensuite shower room. A family bathroom completes the accommodation. Set back from the road the property has a paved driveway providing off road parking and access to the garage. The front garden has been paved and is bordered by dwarf hedgerow. A wrought iron gate and clematis covered arch opens to a paved pathway with planting leading to the delightful, secluded and part walled rear garden, finished with a brick paved circular patio and pathways. A lawn is bordered by a wealth of flowering plants and shrubs.

## ACCOMMODATION

### ENTRANCE HALL

Staircase rising to the first floor.

### SITTING ROOM

Fireplace with tiled hearth and wood burning stove. Window to front and side. Under stair storage cupboard.

### KITCHEN

Range of fitted base and wall cupboards, polished stone work surfaces and upstands with 1 ½ bowl single drainer sink unit, water softener below. Fitted electric oven and gas hob with cooker hood over. Integrated fridge and dishwasher. Windows overlooking rear garden.

## REAR LOBBY

Doors to garage and rear garden.

## CLOAKROOM

White suite of hand basin and W.C. Gas central heating boiler. Plumbing for washing machine. Opaque window.

## FIRST FLOOR

### LANDING

Built in storage cupboard.

### BEDROOM

Windows to front and side.

### ENSUITE

White suite comprising tiled shower cubicle, hand basin and W.C. Heated towel rail & window to side. Built in airing cupboard.

### BEDROOM

Window over looking the rear garden.

### BEDROOM

Window to front.

### SHOWER ROOM

A white suite comprising shower, hand basin and W.C. Wall tiling and opaque window.

## 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: 20514/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 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.

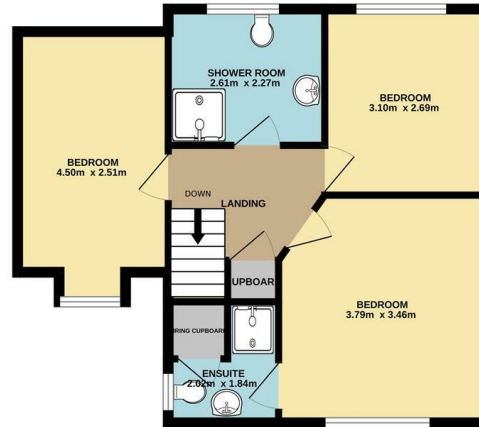




GROUND FLOOR  
54.5 sq.m. approx.

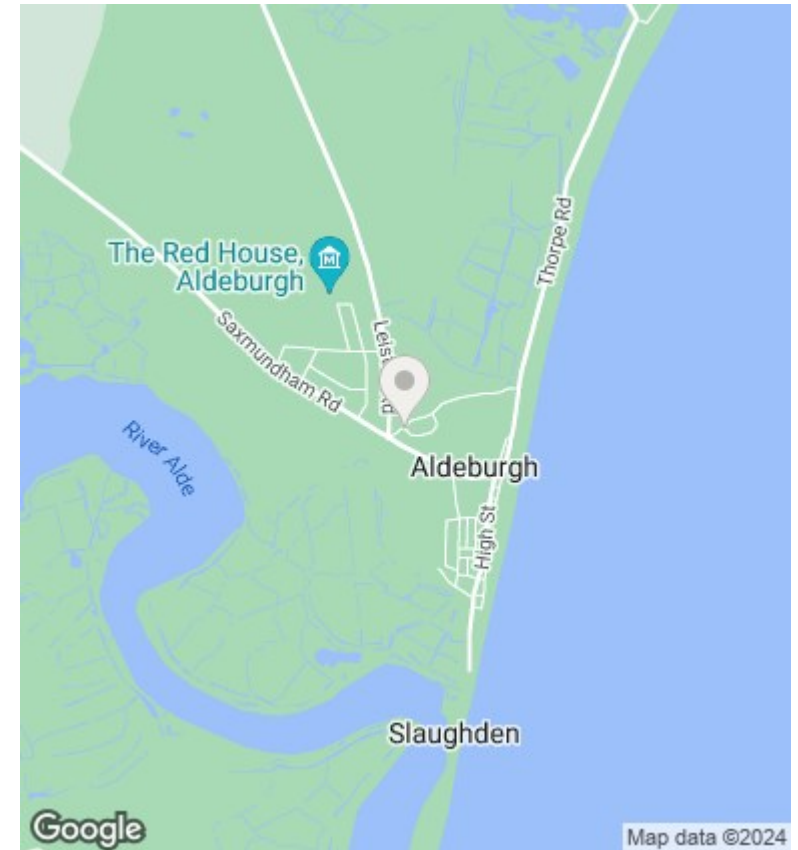


1ST FLOOR  
47.1 sq.m. approx.



TOTAL FLOOR AREA : 101.6 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

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) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>67</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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)