



Aldeburgh, Suffolk

Guide Price £695,000

- Immaculate Presentation
- Peaceful Location
- Cat 6 Wiring
- Stunning Private Gardens
- Gas Central Heating
- 1414 sqft
- Garage & Car Charger
- Double Glazing
- EPC - C

Silver Drive, Aldeburgh

An exceptional detached bungalow set in beautiful 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: F



DESCRIPTION

A remarkably spacious (1414 sqft) and particularly well presented detached bungalow situated in this peaceful cul de sac position in this sought after location at the edge of this renowned seaside town. Set well back from the road with wide open plans lawns a driveway provides ample off road parking and access to the attached garage with electric roller entrance door and electric car charging point. To the rear a large garden is well laid out with wide paved patio and raised brick bed. Extensive lawns with borders stocked with a variety of flowering plants, and screening shrubs and a further patio positioned to catch the evening sunshine. Three timber garden sheds provide ample storage. The accommodation with gas central heating and double glazing features high quality laminate floors throughout the living accommodation and tiled floors in the bathrooms and is in immaculate decorative order.

ACCOMMODATION

ENTRANCE HALL

Airing and cloaks cupboard.

LIVING ROOM

Double glazed bow window over looking front garden. Brick open fireplace. Opening to:

DINING ROOM

Double glazed Bow window and patio doors opening to the garden.

KITCHEN / BREAKFAST ROOM

Fitted with a range of gloss finished base and wall cupboards, work surfaces and two stainless steel sink units and water softener.

Fitted NEFF hide and slide fan oven and plate warming draw below. Gas hob with cooker hood over. Plumbing for washing machine and dishwasher, space for tumble dryer. Recess with gas fired central heating boiler. Double glazed window and door opening to the garden.

BEDROOM

Double glazed bow window overlooking the front garden. Full width range of built in wardrobes.

ENSUITE

White suite comprising thermoplastic bath with electric shower over, hand basin and WC. Heated towel rail. Opaque double glazed window, floor and wall tiling.

BEDROOM

Range of fitted bedroom furniture, wardrobes with overhead lockers. Double glazed window over looking the garden.

BEDROOM / STUDY

Double glazed window to front. Built in wardrobe.

SHOWER ROOM

White suite comprising shower cubicle with power shower. Hand basin and WC. Opaque double glazed window, floor and wall tiling. Heated towel rail.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently F.

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 Tel: 01728 452469 Ref: 20548/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.

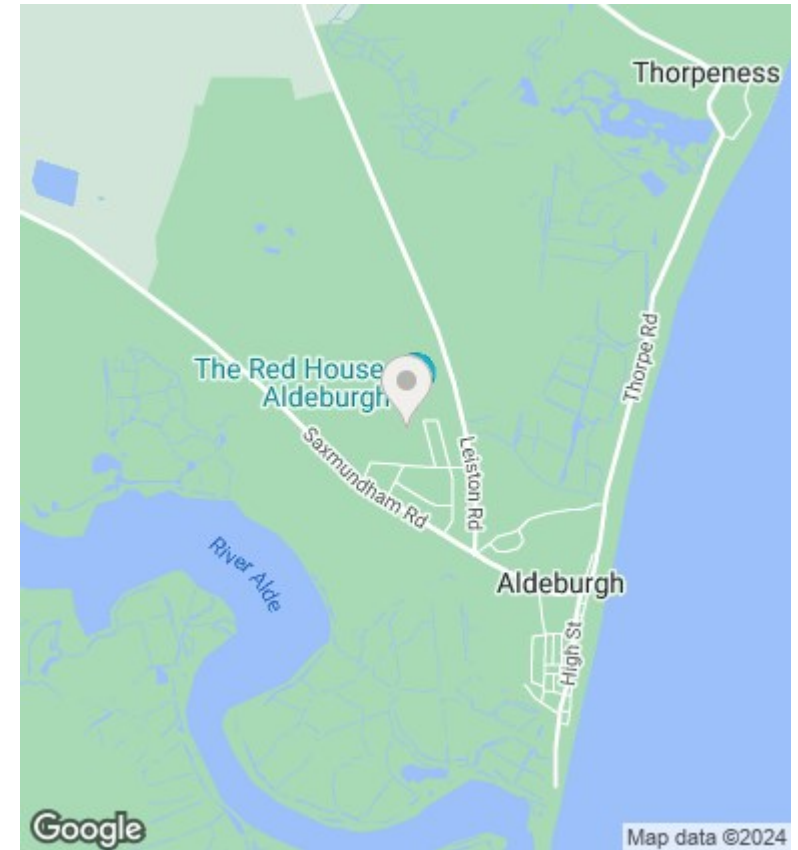




GROUND FLOOR
1640 sq.ft. (152.3 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan for illustrative purposes only and should be used as a guide for 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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	82
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