



## Aldeburgh, Suffolk

Guide Price £795,000

- No onward chain
- Three Bedrooms
- Great potential
- Alde valley view
- Gas central heating
- Walking distance to town centre
- 1/2 acre plot
- Double glazing
- EPC - D

# Saxmundham Road, Aldeburgh

A spacious individual detached bungalow standing on a large plot with views toward the Alde valley.

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: E



## DESCRIPTION

A unique opportunity to acquire a substantial detached bungalow in this excellent location standing in a ½ acre plot (subject to measured survey) about ½ a mile from the High Street and sea front. Constructed by Reade of Aldeburgh during the 1930's this individual detached bungalow is set well back from the road screened by hedgerow, a block paved driveway providing ample parking and access to a detached garage separate from the property by a covered passageway leading to an external utility room and the rear garden which enjoys a southerly aspect, wide paved patio and lawns bordered by high hedgerows, shrubs and interspersed with mature trees creating a delightful tranquil setting.

## ACCOMMODATION

### ENTRANCE LOBBY

Panel glazed entrance door to:

### HALLWAY

Storage cupboard.

### KITCHEN

Range of fitted base and wall cupboards, work surfaces, inset single drainer unit and tiled surrounds. Fitted electric oven and gas hob with extractor hood over. Integrated fridge. Window overlooking the front garden. Panel glazed entrance door to the side covered passageway.

### SITTING ROOM

Fireplace with gas fire, polished stone and timber mantle and surround. Fitted cabinet and shelves. Patio doors opening to the garden. Panel glazed door to the dining room.

### DINING ROOM

Patio doors opening to the garden.

### BEDROOM

Built in wardrobe. Window overlooking the rear garden.

### BEDROOM

Window overlooking the front garden.

### WETROOM

Tiled walls, Floor drain shower, hand basin and WC. Opaque window.

### ENCLOSED LOBBY

Staircase rising to:

### FIRST FLOOR LANDING

### BEDROOM

Wide windows overlooking the garden and with view towards the Alde valley. Connecting door to

### BEDROOM

Roof light to rear elevation.

### SHOWER ROOM

Suite comprising shower cubicle, hand basin and WC.

### STUDY/BOX ROOM

Roof light to rear elevation.

### TENURE

Freehold.

### OUTGOINGS

Council Tax Band currently E.

## SERVICES

Mains gas, electricity, water.

## VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Tel: 01728 452469. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Ref: 20527/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.







TOTAL FLOOR AREA : 185.1 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		
(81-91)	B		73
(69-80)	C		
(55-68)	D	58	
(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)