



Aldeburgh, Suffolk

Guide Price £810,000

- Four Bedrooms
- Cul de Sac Location
- Ensuite to Principal Bedroom
- No Onward Chain
- Double Garage
- Open Plan Kitchen / Living Room / Dining Room
- Immaculate Condition
- Driveway for Three Vehicles
- EPC - D

Eagle Drive, Aldeburgh

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

Offered as no onward chain is this remarkably spacious individual detached bungalow, having undergone a complete programme of renovation to create a highly desirable home in this peaceful cul de sac location, yet conveniently located at the edge of this most sought after coastal town. The beautifully presented accommodation with double glazing and gas central heating features a wide reception hall, study/fourth bedroom and large sitting room opening into the private rear garden. A spacious open plan kitchen/dining room has deep windows, bi-fold doors and French doors opening into the garden, together with stylish kitchen complete with integrated appliances and island. The principal bedroom features a lobby with walk in wardrobe, French doors opening into the garden, and a spacious re-fitted ensuite shower room. There are two further double bedrooms overlooking the front garden, both complete with walk in wardrobes. A utility room connects to the double garage. Set back from the road, a block paved driveway provides ample off-road parking and access to the double garage, with electric roller entrance door, power points, lighting, side entrance door and separate WC. The property is screened from the close with a lawned front garden and beech hedge. To the rear is a secluded lawn garden with a variety of mature shrubs, trees, paved pathways and patio area.

ACCOMMODATION

Opaque glazed windows and entrance door to:

RECEPTION HALL

Access to loft space. Two built cloaks/storage cupboards. Oak finished internal doors.

STUDY / BEDROOM FOUR

Window overlooking front garden.

SITTING ROOM

Window to side and French doors opening to the rear garden.

KITCHEN / DINING ROOM

Gloss grey finished fitted base and wall cupboards, work surfaces and composite single drainer sink unit. Bosch appliances include; fitted

microwave, electric oven, five ring gas hob with cooker hood, concealed dishwasher and larder fridge and freezer. Large island/breakfast bar with extensive storage. Deep windows, French doors and bi-fold doors opening into the garden.

PRINCIPAL BEDROOM SUITE

Lobby with walk in wardrobe, fitted shelves and hanging rail. The bedroom is complete with further built in wardrobes and French doors opening to the garden.

ENSUITE

White suite, hand basin with storage below, walk in shower cubicle with aqua board surround, WC. Heated towel rail and opaque window.

BEDROOM TWO

Window overlooking front garden, walk in wardrobe with shelves and hanging rail.

BEDROOM THREE

Window overlooking front garden, walk in wardrobe with fitted shelves and hanging rail.

BATHROOM

White suite bath with hand held and overhead showers and aqua board surround, hand basin with storage below and WC. Heated towel rail. Opaque window to side.

UTILITY ROOM

Base and wall unit, work surface with composite sink unit. Gas fired central heating boiler. Water softener. Door to:

DOUBLE GARAGE

Electric roller entrance door, opaque entrance door and window to side. Power points and lighting. Separate W.C. and hand basin.

OUTSIDE

Outside a block paved driveway provides off road parking and access to the double garage. The property is screened from the close with lawned front garden and beech hedge. To the rear is a secluded lawn garden with variety of mature shrubs, trees, paved pathways and patio area.

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: 20587/RDB.

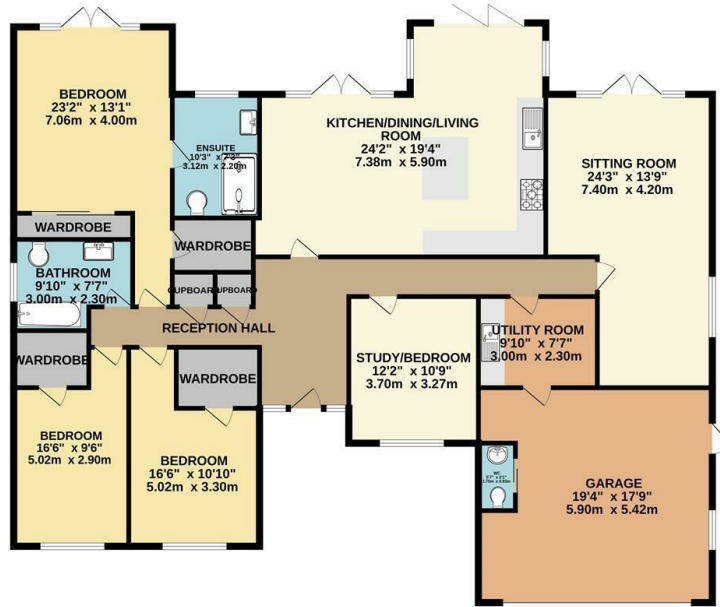
FIXTURES & FITTINGS

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.

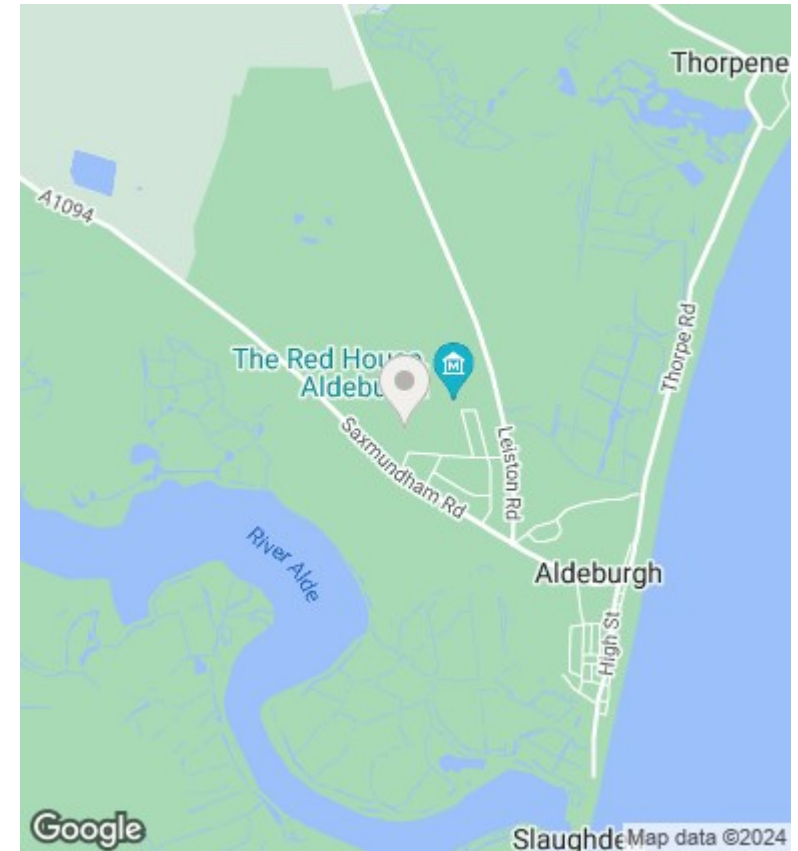




GROUND FLOOR
2216 sq.ft. (205.9 sq.m.) approx.



TOTAL FLOOR AREA: 2216 sq.ft. (205.9 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 errors, omissions or mis-statements. This plan is for qualified purchasers 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		81
(69-80)	C		
(55-68)	D	63	
(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