



Aldeburgh, Suffolk

Guide Price £595,000

- No Onward Chain
- Two Reception Rooms
- Gas Central Heating & Double Glazing
- Three Bedrooms
- Secluded Garden
- Excellent Condition
- Ensuite W.C.
- Parking & Garage
- EPC - Awaiting

Northfield Lane, Aldeburgh

An exceptional semi detached house situated on the ever popular Church Farm estate. 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

Situated in this peaceful position on the ever popular Church Farm development is this cottage style semi-detached house, tucked in the corner of a private cul-de-sac with well established and secluded front and rear gardens, parking and a garage. The accommodation with gas central heating and double glazing comprises; entrance hall, sitting room with imposing fireplace, a double aspect room overlooking the front and rear gardens via a conservatory. A dining room/second reception room leads into the conservatory which in turn opens to the rear garden. The well proportioned kitchen with wood finished fitted units and integrated appliances overlooks the front garden. On the first floor the landing has a large storage cupboard. There are three bedrooms, the principal bedroom having an ensuite W.C. A spacious and stylish shower room completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Shallow staircase to first floor. Karndean flooring.

SITTING ROOM

Wide brick feature chimney breast and fireplace with gas fire.

REAR HALLWAY

Under stair cupboard with automatic light. Karndean flooring

CLOAKROOM

Wall and floor tiling. Suite comprising hand basin with mixer tap and cupboard below. W.C. Opaque window.

DINING / SECOND RECEPTION ROOM

Deep window overlooking garden. Panelled glazed window and door opening to:

CONSERVATORY

With tiled floor and casement doors to the garden.

KITCHEN / BREAKFAST ROOM

Range of oak finished fitted base and wall units, polished stone work surfaces with single drainer sink unit. Range cooker with cooker hood over. Integrated dishwasher, freezer and draw fridge. Window overlooking front garden and to one side.

FIRST FLOOR LANDING

Walk-in linen cupboard. Window to rear.

BEDROOM

Window overlooking the garden with wardrobes to either side.

ENSUITE

Suite comprising W.C. and basin. Opaque window.

BEDROOM

Window overlooking front garden. Built in wardrobe.

BEDROOM

Window overlooking the rear garden.

SHOWER ROOM

Stylish suite comprising walk in shower with aqua board surround, hand held and overhead showers, hand basin with storage below. W.C. Opaque window to side.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

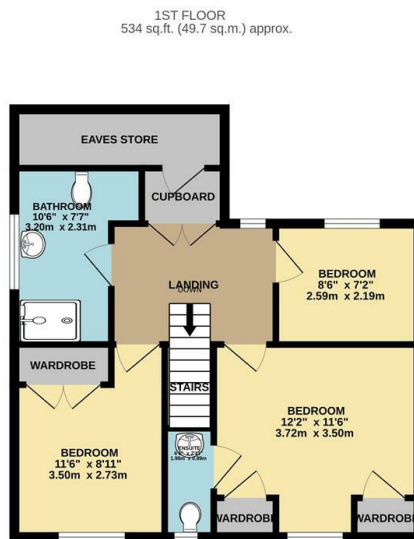
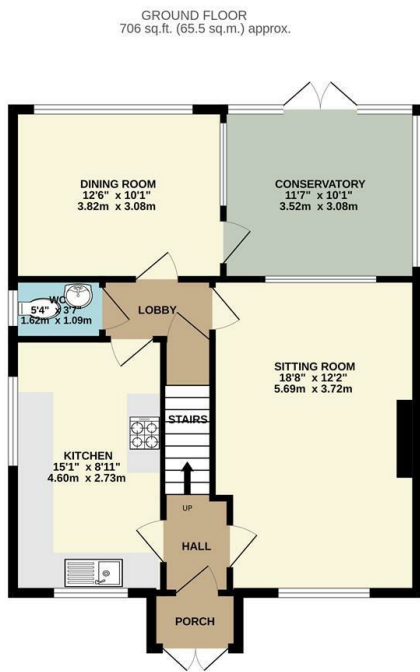
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20601/RDB.

FIXTURES & FITTINGS

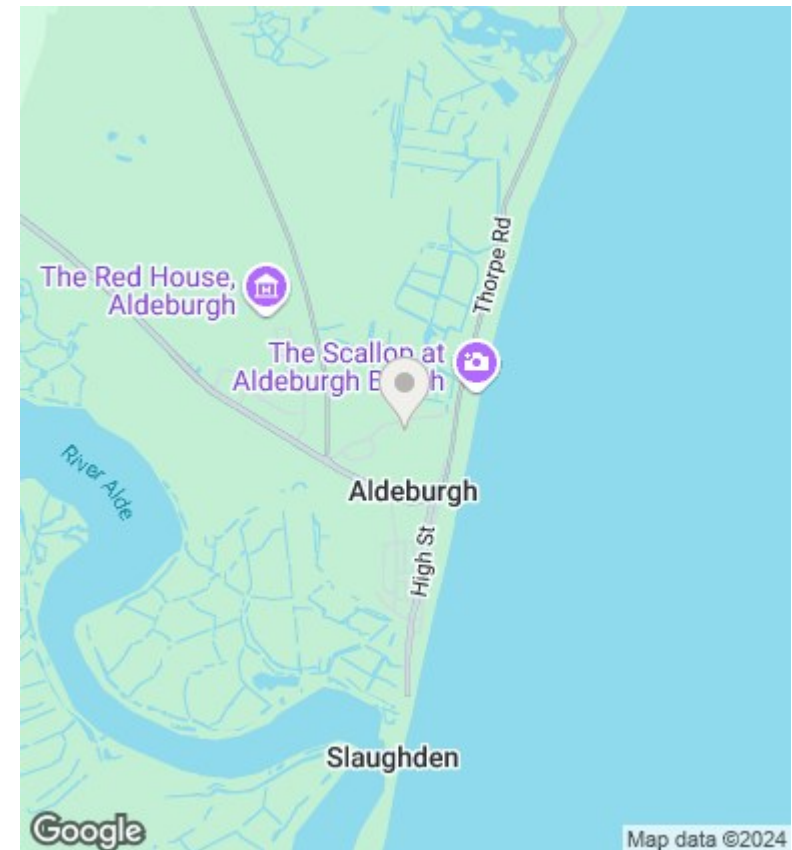
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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 : 1240 sq.ft. (115.2 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.
Made with Metropix ©2024



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