



## Aldeburgh, Suffolk

Guide Price £500,000

- Detached and Extended Bungalow
- 17 Newly Fitted Solar Panels
- Re-fitted Kitchen
- Three Bedrooms
- Garage & Driveway for Several Vehicles
- Summer House
- Highly Energy Efficient
- Planning for Extension & One Bedroom Annexe
- EPC - A



# Saxmundham Road, Aldeburgh

Introducing this highly energy efficient and extended three bedroom detached bungalow situated within 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: D



## DESCRIPTION

We are pleased to be able to offer this highly energy efficient and extended three bedroom detached bungalow situated on the Saxmundham Road in Aldeburgh. The property benefits from 17 newly fitted solar panels, electric charging point and Tesla battery (to remain by agreement), as well as a large driveway, providing ample off road parking for several vehicles, garage and a mature rear garden with summer house. Internally this spacious home offers open plan living with a lounge/diner opening up to a refitted kitchen. The property also benefits from a re fitted bathroom.

## ACCOMMODATION

### ENTRANCE PORCH

Double glazed windows to two aspects, tiled floor, with multi pane hardwood door to:

### ENTRANCE HALL

With access to loft, door to a storage cupboard and radiators. Doors to:

### LOUNGE / DINER

With an attractive fitted wood burner, three double glazed windows to front aspect, double glazed window to side aspect and radiators. Opening to:

### RE-FITTED KITCHEN

Fitted with a range of matching base and wall mounted units with work surfaces over; sink and drainer unit; tiled splash back; fitted oven with hob and extractor; integrated microwave and plumbing for dishwasher. Radiator and double glazed window and double doors to rear aspect. Archway through to:

## UTILITY AREA

Fitted with wall mounted units with plumbing for washing machine and space for tumble dryer with work surface over. Archway to hall.

## BEDROOM ONE

Two double glazed window to front aspect and radiator.

## BEDROOM TWO

Double glazed doors to garden, double glazed window to side aspect and radiator.

## BEDROOM THREE

Double glazed window to side aspect and radiator.

## REFITTED BATHROOM

Three piece suite comprising low level W.C; fitted vanity wash hand basin; bath with step in access with shower over; heated towel rail and fully tiled walls and floor. Double glazed window to side aspect.

## OUTSIDE

17 newly fitted solar panels (July 2023) to the front and sides of the roof. Double gates give access to the driveway providing off road parking for ample vehicles, with an electric vehicle charging point, Tesla battery (to remain by agreement), and a lawn area with mature trees, shrubs and patio area. To the end of the drive is a single garage with an up and over door, power and light, and double glazed courtesy door. The rear garden is mainly laid to lawn with a paved patio area and summer house.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.



## SERVICES

Mains electricity, water and drainage. Electric heating via air source heat pump.

## 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: 20663/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.

## AGENTS NOTE

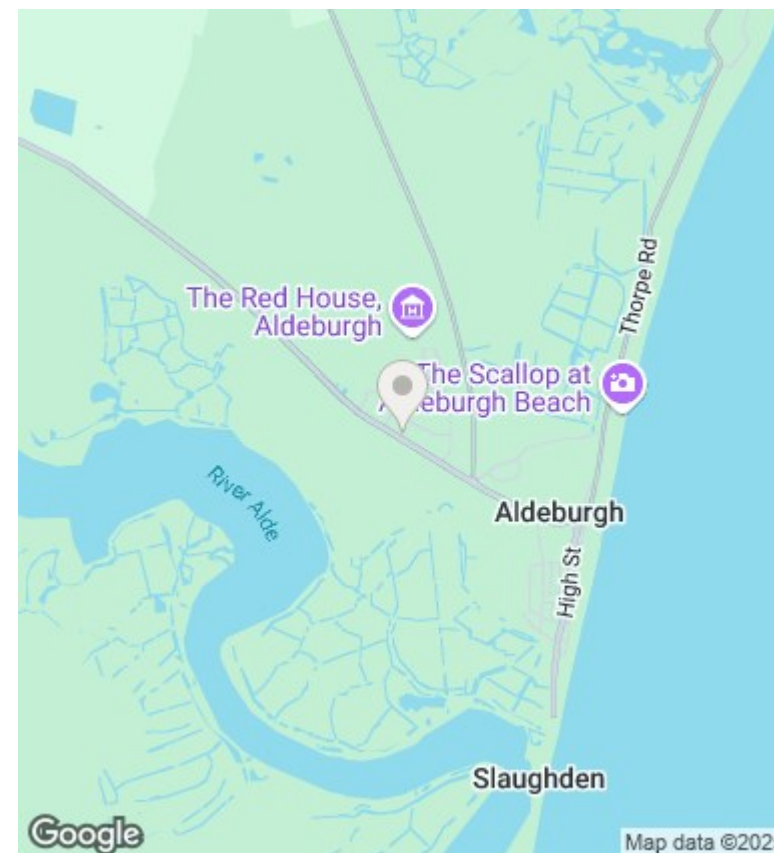
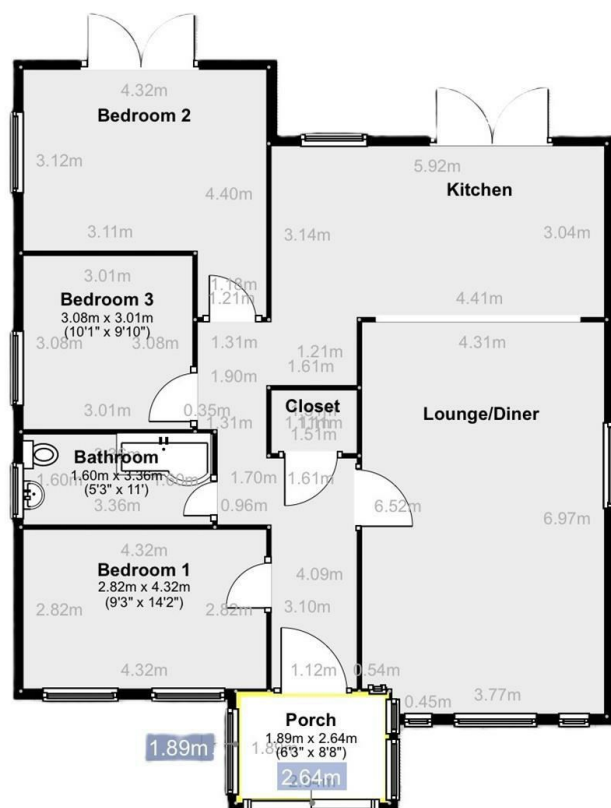
Planning permission granted for rear kitchen extension, side extension to provide en-suite to front bedroom, and separate one bedroom annexe to side of bungalow where garage is currently situated.











## 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	100	100
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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)