



## Aldeburgh,

Offers In Excess Of £600,000

- Stunning Detached Home
- Ensuite to Principal Bedroom
- Driveway for Four Vehicles
- EPC - C
- Immaculately Presented
- Dressing Room / Bedroom Four
- Cloakroom
- Three Bedrooms
- Enclosed Rear Garden
- Gas Central Heating



# Saxmundham Road, Aldeburgh

Situated on the popular Saxmundham Road in Aldeburgh, is this stunning three bedroom detached family home. 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

Situated on Saxmundham Road in Aldeburgh is this spacious detached family home offering a large lounge that could be used as a lounge/diner, spacious kitchen/breakfast room with double doors into the enclosed rear garden, conservatory and cloakroom. The first floor offers three double bedrooms, the main bedroom with a large dressing room or a fourth bedroom and an en-suite. The family bathroom completes the first floor accommodation. Externally the property benefits from a driveway, offering off road parking for at least four cars, and an enclosed rear garden, laid to lawn with various patio areas and summer house.

## ACCOMMODATION

Multiple hardwood door to:

## ENTRANCE HALL

Stairs to first floor and radiator. Doors to:

## LOUNGE / DINER

Feature fireplace with log burner and radiator. Double glazed windows to two aspects.

## INNER LOBBY

With tiled flooring, door to garden and door to storage cupboard under stairs. Door to:

## CLOAKROOM

Two piece suite comprising low level W.C, pedestal wash hand basin and heated towel rail. Double glazed window to side aspect.

## WALK THROUGH UTILITY ROOM

Door to storage cupboard housing boiler, door to pantry. Door way to:

## KITCHEN / BREAKFAST ROOM

Fitted with a range of base and wall mounted units; one and a half stainless steel sink and drainer unit; plumbing for washing machine

and dishwasher, tiled flooring and radiators. Double glazed window to side, double glazed doors to rear aspect leading to the rear garden and hardwood door to conservatory.

## CONSERVATORY

Double glazed windows to three aspects and double glazed doors to garden, with tiled flooring.

## FIRST FLOOR

## LANDING

With access to loft, double glazed window to rear aspect and doors to:

## DRESSING ROOM

Double glazed window to side aspect, door to storage cupboard and radiator.

## PRINCIPAL BEDROOM

Two double glazed windows to side aspect and radiator.

## ENSUITE

Three piece suite comprising low level W.C, pedestal wash hand basin, walk in double width shower and radiator. Double glazed window to side aspect.

## BEDROOM TWO

Two double glazed windows to front aspect, radiator and feature fireplace.

## BEDROOM THREE

Two double glazed windows to front aspect, radiator, built in wardrobe and feature fireplace.

## BATHROOM

Three piece suite comprising low level W.C, pedestal wash hand basin, bath with shower over, heated towel rail and tiled flooring. Double glazed window to side aspect.



## OUTSIDE

To the front of the property is a farm style gate leading to shingled driveway for several vehicles, enclosed by mature trees and shrubs. With gated side access to the rear garden which is mainly laid to lawn with patio areas and a summer house.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E.

## SERVICES

## 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: 20664/RDB.

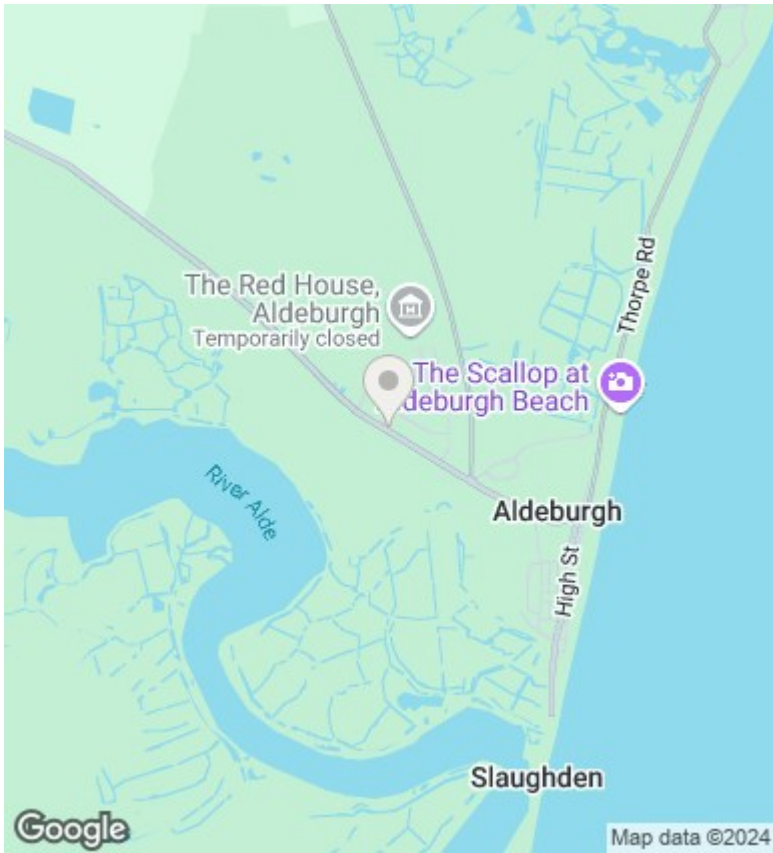
## FIXTURES & FITTINGS

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.









**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) <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		
	71	80
<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)