



Aldeburgh, Suffolk

Offers In Excess Of £495,000

- No Onward Chain
- South Facing Walled Garden
- Gas Central Heating
- Four Bedrooms
- Ensuite Bathroom
- Double Glazing
- Driveway and Garage
- Kitchen/Dining room
- EPC - C

Barley Lands, Aldeburgh

Situated on the ever popular Church Farm estate is this four bedroom semi-detached house with a walled south facing garden, situated within walking distance from the High Street and sea front. 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

Offered for sale with no onward chain is this semi-detached family home, peacefully located on the ever popular Church Farm estate. The accommodation with gas central heating and double glazing comprises; Entrance hall, sitting room with fireplace and bay window overlooking the front garden. A glazed door opens to the kitchen/dining room, rear lobby with access to the integral garage, cloakroom and entrance door to the rear garden. To the first floor there are four bedrooms, the principal bedroom having an ensuite bathroom. A family bathroom completes the accommodation. Set back from the road screened by a conifer hedge the property has a shingle driveway providing off road parking and access to the integral garage. A side pathway and wrought iron gate opens a delightful, secluded and walled rear garden enjoying a southerly aspect. A lawn is bordered by a wealth of flowering plants and shrubs with a paved patio area adjacent to the rear entrance door.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to the first floor.

SITTING ROOM

Fireplace with decorative tiles and timber mantle and surround. Gas point. Bay window overlooking the front garden front and side. Under stair storage cupboard.

KITCHEN/DINING ROOM

Range of limed oak fitted base and wall cupboards, work surfaces and tiled surrounds with 1 ½ bowl single drainer sink unit. Fitted electric oven and gas hob with cooker hood over. Windows overlooking rear garden.

REAR LOBBY / UTILITY

Doors to garage and rear garden. Worksurface with plumbing for washing machine below. Gas central heating boiler.

CLOAKROOM

White suite comprising hand basin and W.C. Opaque window.

FIRST FLOOR

LANDING

Built in storage cupboard.

BEDROOM

Windows to front and side.

ENSUITE

White suite comprising panel bath, hand basin with storage below and W.C. Heated towel rail and window to side.

BEDROOM

Window overlooking the rear garden.

BEDROOM

Window to front. Built in wardrobe.

BEDROOM

Window overlooking the rear garden.

BATHROOM

A white suite comprising panel bath with shower over, hand basin and W.C. Wall tiling and opaque window.

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

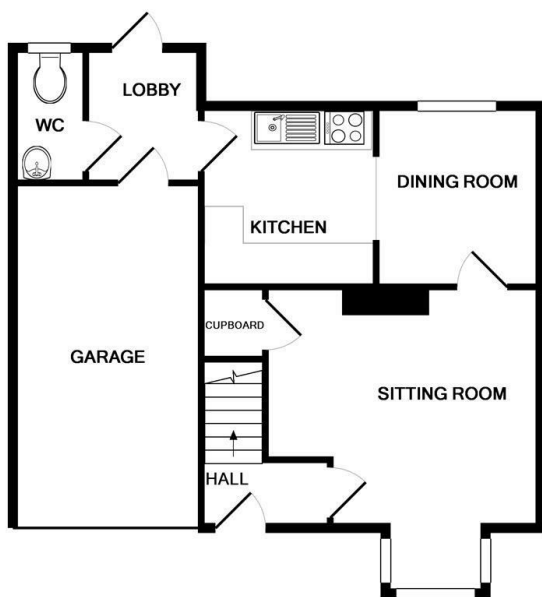
Tel: 01728 452469 Ref: 20727/RDB.

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
APPROX. FLOOR
AREA 561 SQ.FT.
(52.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 579 SQ.FT.
(53.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1141 SQ.FT. (106.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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		86
(81-91) B		
(69-80) C		71
(55-68) D		
(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