



## Aldeburgh,

Guide Price £675,000

- Extended High Specification Detached Bungalow
- Large Kitchen/Dining Room
- Ample Parking with Large Garage/Workshop
- 10kw Solar PV and Battery Storage
- Excellent Utility Room
- Gas Central Heating & Double Glazing
- Sitting Room with Wood Burner
- Bedroom Suite with Walk in Wardrobe
- EPC - C

# Linden Road, Aldeburgh

Extended detached bungalow of exceptional specification in this high sought after location. 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

This stunning individual detached bungalow has been thoughtfully extended and is beautifully presented, offering an excellent specification throughout. The property boasts well-proportioned rooms, starting with a spacious sitting room featuring a cozy wood burner and bi-fold doors that open to the garden, allowing for an abundance of natural light.

The large kitchen/dining room is well-equipped, perfect for both everyday family meals and entertaining guests. Adjacent to it is a generous utility room that adds to the home's practicality and functionality. There are two double bedrooms, with the principal bedroom benefitting from an en-suite bathroom and a walk-in wardrobe, offering both comfort and convenience.

The property is set within a wrap-around garden, providing a private and peaceful outdoor space. Ample parking is available, as well as a large garage, ideal for storage or additional parking needs.

Additional features include gas central heating, double glazing, a 10kW PV solar panel array, and a 10kW battery storage system, enhancing the home's energy efficiency and sustainability. This property offers a perfect blend of modern living, style, and comfort.

## ACCOMMODATION

Hardwood Framed storm porch

## ENTRANCE HALL

Herringbone wood block floor. Cloaks cupboard.

## SITTING ROOM

Herringbone wood block floor. Fireplace with wood burning stove. Bi-fold doors opening to the garden.

## KITCHEN/DINING ROOM

Fitted quality range of base and wall cupboards, composite, polished stone finishes worksurfaces and upstands, sink unit with mixer tap, integrated appliances include electric oven, combi oven and gas hob with cooker hood over, concealed fridge and dishwasher. Tiled floor, window to front and roof light over the dining area.

## UTILITY ROOM

Matching base and wall cupboards, composite, polished stone finished worksurface and upstands, sink unit with mixer tap. Concealed freezer, water softener and pressurised water cylinder. Window and glazed door to garden. Tiled floor.

## BEDROOM

Window over looking the rear garden.

## WALK IN WARDROBE/DRESSING ROOM

Fitted with drawers and hanging space.

## ENSUITE

White suite comprising shower, hand basin with mixer tap and storage below, W.C, floor and wall tiling. Heated towel rail. Window to rear.

## BEDROOM

Windows to front and side.

## BEDROOM/STUDY

Window over looking rear garden.

## BATHROOM

White suite panel bath with mixer tap and shower, hand basin with mixer tap and storage below, W.C. Heated towel rail. Floor and wall tiling.

## OUTSIDE

A five bar gate opens to a wide paved forecourt, providing ample off road parking and access to a large DETACHED GARAGE (6.5m x 4.5m),

with electric supply and side entrance to the garden. The gardens to side and rear, are principally laid to lawn with mature trees and shrubs, paved patio adjacent to the Bi-fold doors separate side garden with multiple veg beds.

#### **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](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20753/RDB.

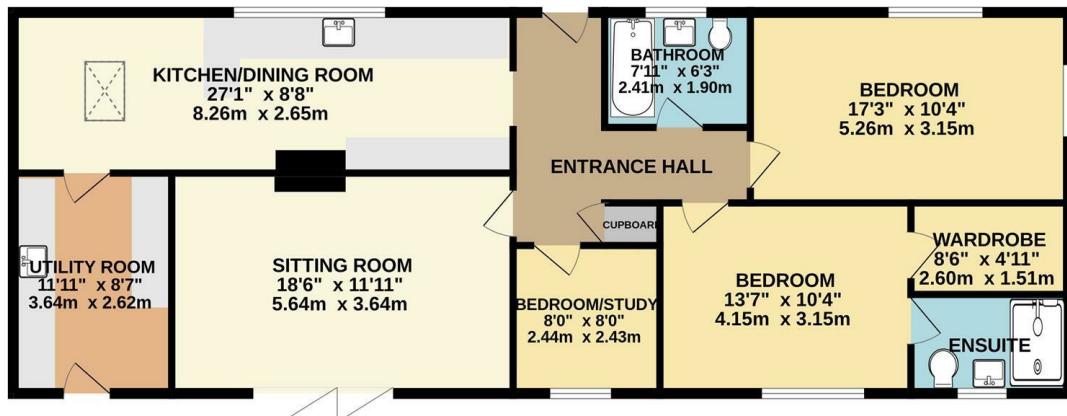
#### **FIXTURES & FITTINGS**

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.





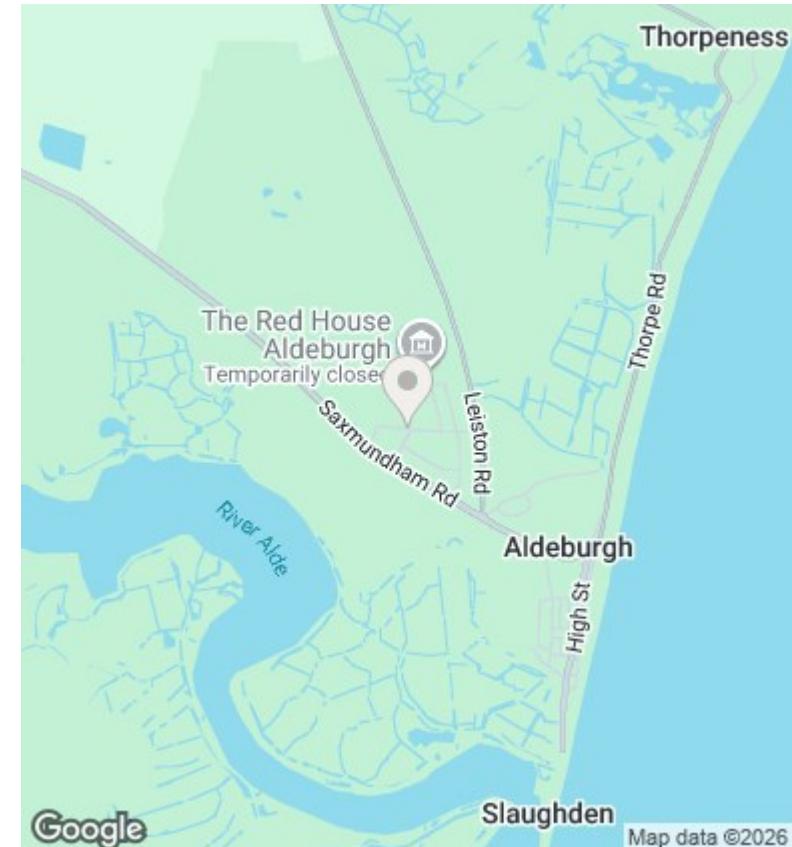
GROUND FLOOR  
1174 sq.ft. (109.1 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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.

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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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			
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](http://www.epcregister.com)