



## Aldeburgh, Suffolk

Guide Price £575,000

- No Onward Chain
- Gated Driveway and Detached Garage
- Gas Central Heating
- Three Bedrooms
- Inglenook Fireplace with Wood Burner
- Double Glazing
- Private Garden
- Conservatory
- EPC - D



# Church Farm Road, Aldeburgh

We are pleased to be able to offer for sale this three-bedroom detached family home with secluded garden, situated in the popular seaside town of Aldeburgh. Aldeburgh is 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:



## DESCRIPTION

A detached cottage style property dating from around 1995, traditionally built featuring colour washed, rendered elevations below tiled roofs and well planned accommodation, with gas central heating features; an entrance hall, cloakroom, sitting room with inglenook fireplace with splendid timber bressummer and wood burning stove. French doors open to the conservatory and garden. The second reception room/dining room leads to fitted kitchen which over looks the garden. On the first floor there are three bedrooms, the principle bedroom having an ensuite shower room with a family bathroom completing the accommodation. To the rear, the property double gates open to a driveway and single detached garage.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor. Window to front elevation.

### CLOAKROOM

White suite. Hand basin and W.C.

### SITTING ROOM

Inglenook fireplace with reclaimed timber bressummer, wood store and wood burning stove. French doors open to:

### CONSERVATORY

Deep windows and French doors open to the garden.

### DINING ROOM

Window to front elevation. Under stair store cupboard. Door to kitchen.

## KITCHEN

Fitted with a range of base and wall units. Polished stone work surfaces with tiled surrounds, integrating a one and a half bowl sink unit, mixer tap and drinking water tap. Fitted gas hob with cooker hood over. Electric oven. Plumbing for washing machine. Wall mounted gas fired boiler. Side entrance door.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

Built-in wardrobe, window overlooking the rear garden.

### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal hand basin and W.C. Wall tiling.

### BEDROOM TWO

Window overlooking rear garden.

### BEDROOM THREE

Window to front elevation.

## BATHROOM

White suite comprising panelled bath with shower over, hand basin and W.C. Wall tiling. Opaque window.

## OUTSIDE

Steps leads to the front entrance door. Gate access to either side leads to the garden enjoying a south eastly aspect. A paved terrace and a lawn bordered by shrubs. There is a shingle and paved driveway providing off road parking and leading to a detached single garage.



## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently deleted.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENT

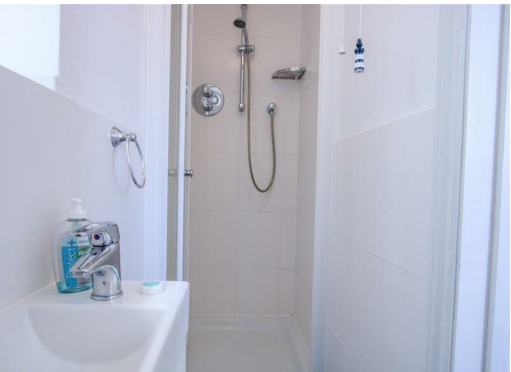
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20572/RDB.

## FIXTURES & FITTINGS

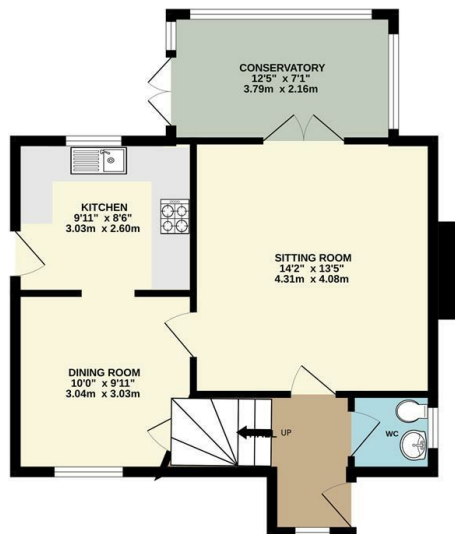
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in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



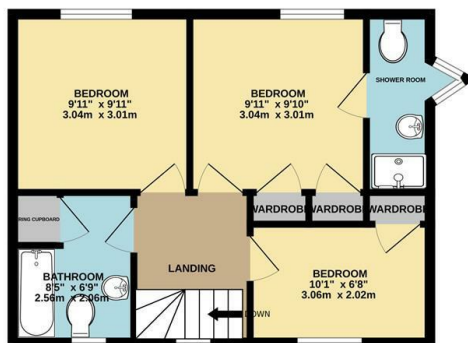




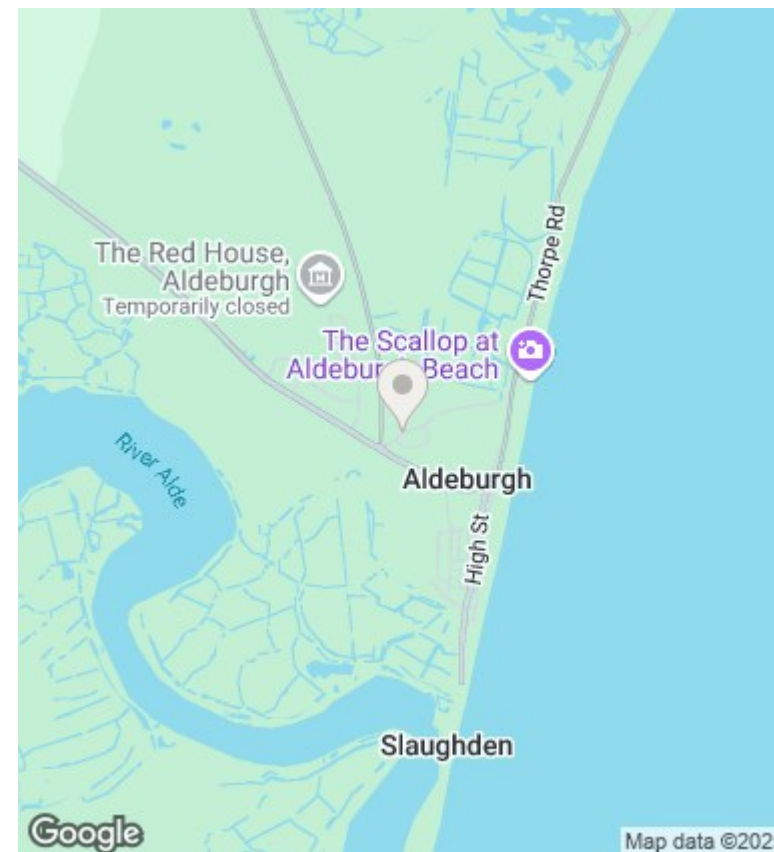
GROUND FLOOR  
534 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 965 sq.ft. (89.6 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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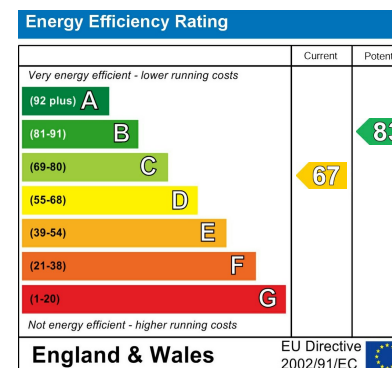


## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, 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

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)