



Aldeburgh,

Guide Price £585,000

- Secluded South Facing Garden
- Three Well Proportioned Bedrooms
- Gas Central Heating
- Open Plan Living
- Stylish Bathroom
- Double Glazing
- Hand Made Plywood Kitchen
- Wood Burning Stove
- EPC - C

Linden Close, Aldeburgh

An exceptional three bedroom detached bungalow situated within the popular location of 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: C



DESCRIPTION

A striking property, designed by Glynn Hollister in 1960 and built by Reades of Aldeburgh, has been thoughtfully renovated to a high standard by the current owners, blending modern comfort with mid-century architectural style.

Located on Linden Close, this single storey property is screened from the road by a high hedgerow and is approached via a shingle drive, providing parking for two vehicles. Upon entering, you are welcomed into a spacious entrance hall. To the right, a generously sized living room awaits, featuring large ceiling-height windows that flood the room with natural light. This open-plan area extends seamlessly into the dining room and kitchen creating a harmonious space, perfect for family living and entertaining. The dining area opens onto a sunny, south-facing decked terrace, ideal for enjoying the sun throughout the day. The living room also boasts a striking 'Scan 66' wood-burning stove and an original oak parquet floor, adding character and warmth to the space.

On the northern side of the house, you'll find three double bedrooms, each offering generous proportions. The guest bedroom, which can also serve as a dressing room, is fitted with built-in wardrobes for added convenience. The second bedroom, a bright and spacious room currently used as a study, was originally the garage and has been thoughtfully repurposed to provide a versatile living space.

The stunning wrap around garden, which has been meticulously designed to offer a variety of outdoor spaces. A combination of shingle areas and herbaceous borders surrounds a large expanse of lawn, while a decked terrace provides the perfect spot for

alfresco dining. A raised kitchen garden yields a bounty of vegetables and asparagus, showcasing the property's commitment to both beauty and sustainability.

This home offers a unique blend of timeless design and modern living, with a garden that is both a sanctuary and a source of fresh produce, making it a truly special place to call home.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently C.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

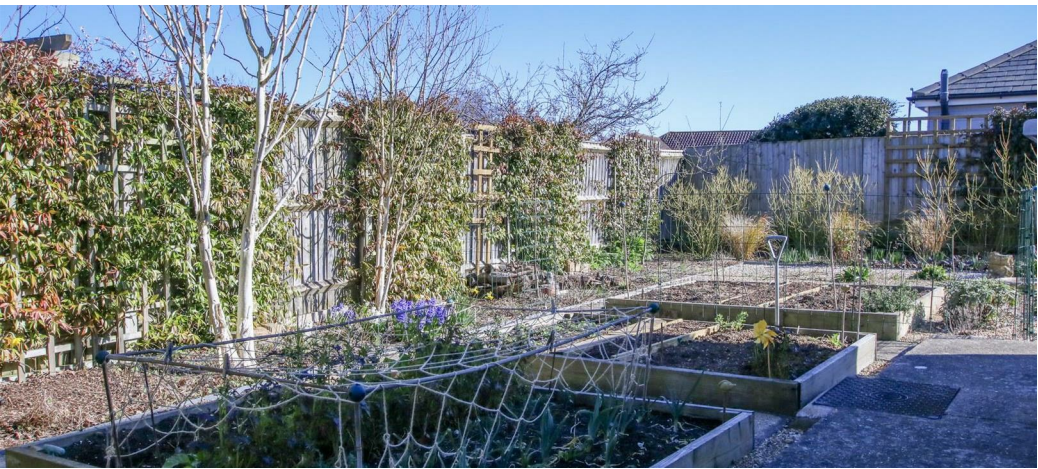
Tel: 01728 452469 Ref: 20786/RDB.

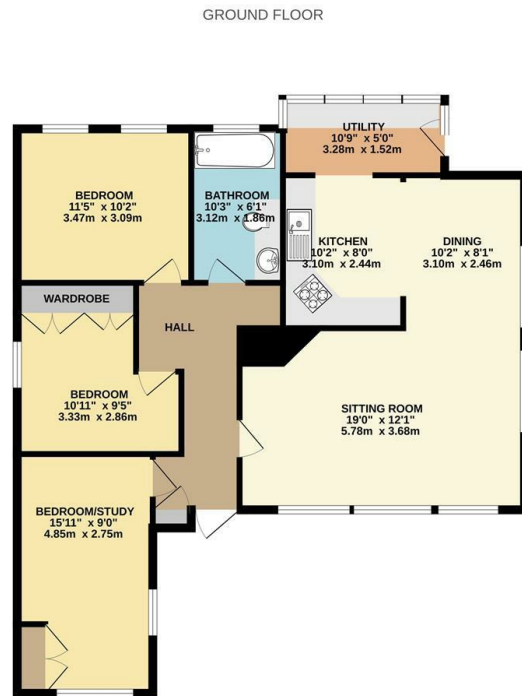
FIXTURES & FITTINGS

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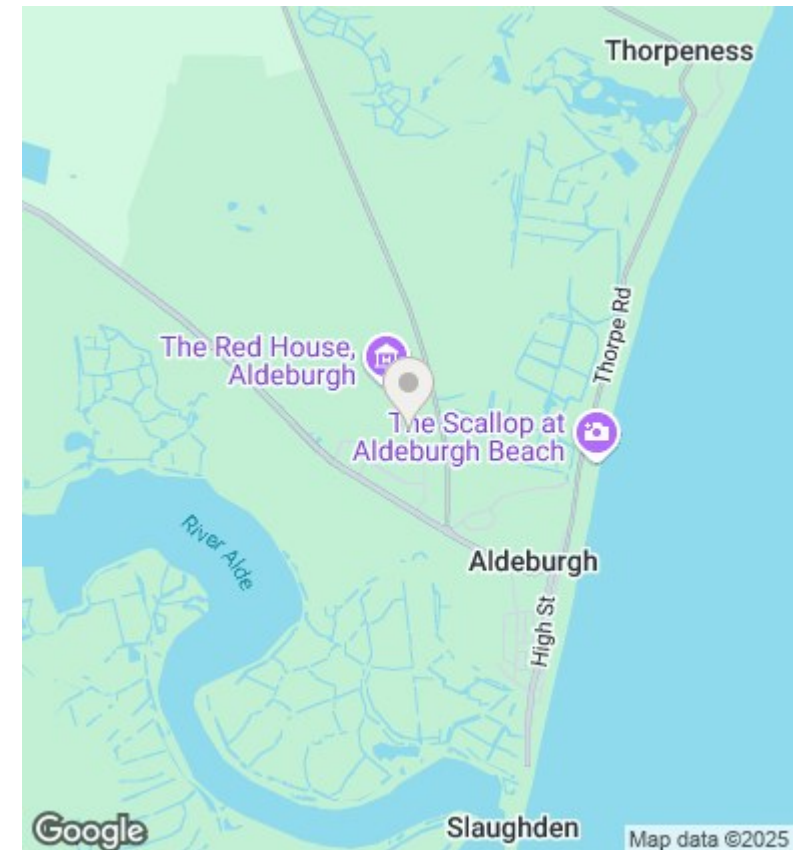
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Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	69	
(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