



Friston, Suffolk

Guide Price £545,000

- Large Detached bungalow set in private gardens
- Oil fired Central Heating & Double Glazing
- 4 Double Bedrooms Over Looking Gardens
- Ensuite Shower Room & Family Bathroom
- Spacious Double Aspect Living Room with Open Fireplace
- Fitted Kitchen/Breakfast Room & Separate Dining Room
- Boot Room & Separate Utility Room
- Ample Parking & Double Garage
- EPC - D

Donkey Lane, Friston

A large individual detached bungalow nestled in secluded gardens at the southern end of the village. Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: E



DESCRIPTION

Tucked away along a quiet, private unmade road in a peaceful corner of Friston, this impressive detached bungalow sits proudly at the centre of its generous grounds. Surrounded by mature shrubs and established hedgerows, offering complete privacy and a tranquil outlook from every angle. A wide shingle driveway provides ample off-road parking and leads to a double garage, ensuring both convenience and security.

Inside, the property is bright and welcoming, with double glazing and oil-fired central heating throughout. Large windows flood the well-proportioned rooms with natural light. The front entrance lobby opens into a wide, inviting hallway, where glazed double doors lead into a superb double-aspect living room. Here, a central open fireplace creates a charming focal point, while patio doors open directly onto the rear garden—perfect for indoor/outdoor living.

The adjoining dining room flows seamlessly into the kitchen/breakfast room, which is fitted with an extensive range of cabinets and generous work surfaces. Beyond the kitchen is a highly practical boot room with its own access to the garden.

From the main hallway, you will find four well-sized bedrooms, each enjoying lovely views across the gardens. The principal bedroom is particularly spacious, featuring built-in wardrobes and a stylish ensuite shower room. A family bathroom and an utility room complete the accommodation.

Overall, this is an appealing and exceptionally spacious individual home, offering privacy, tranquillity, and generous living spaces both inside and out—an ideal retreat in a wonderfully secluded village setting.

TENURE

Freehold

SERVICES

Mains electricity water and drainage

OUTGOINGS

Council Tax Band currently E

VIEWING ARRANGEMENTS

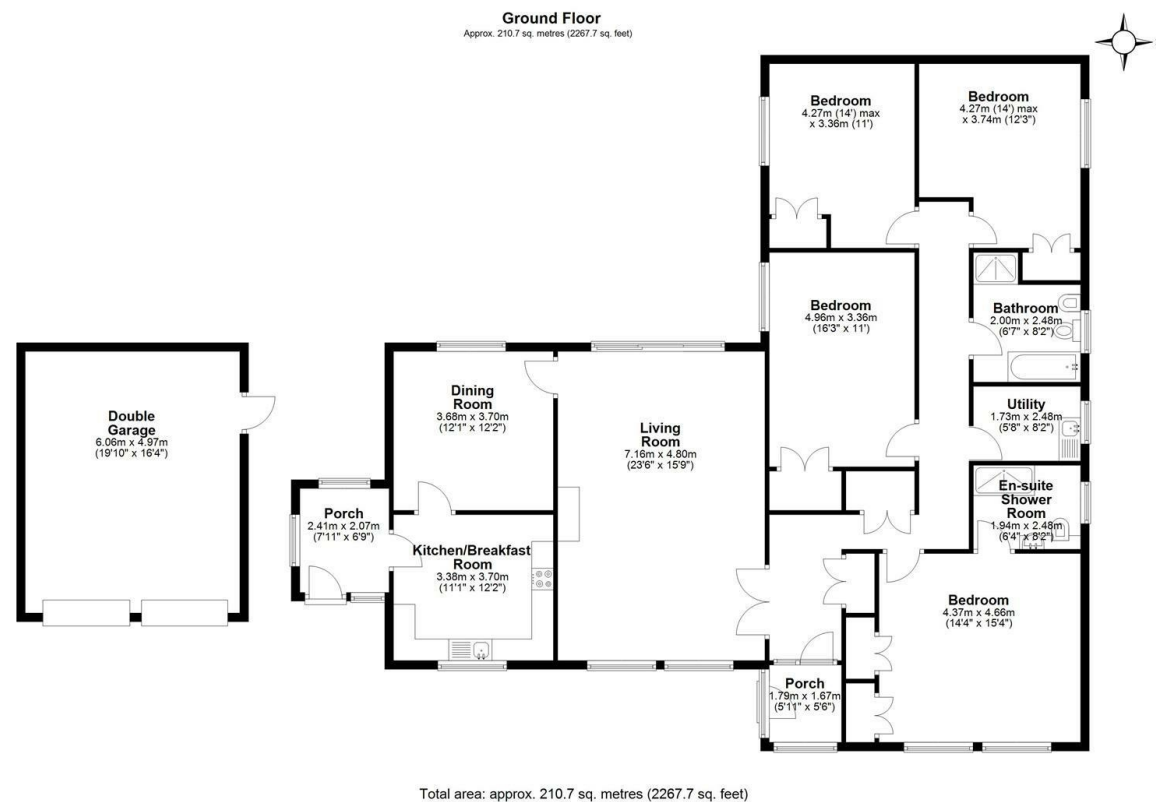
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20953/RDB.

FIXTURES AND FITTINGS

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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		
	62	73
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com