



## Friston, Suffolk

Guide Price £545,000

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

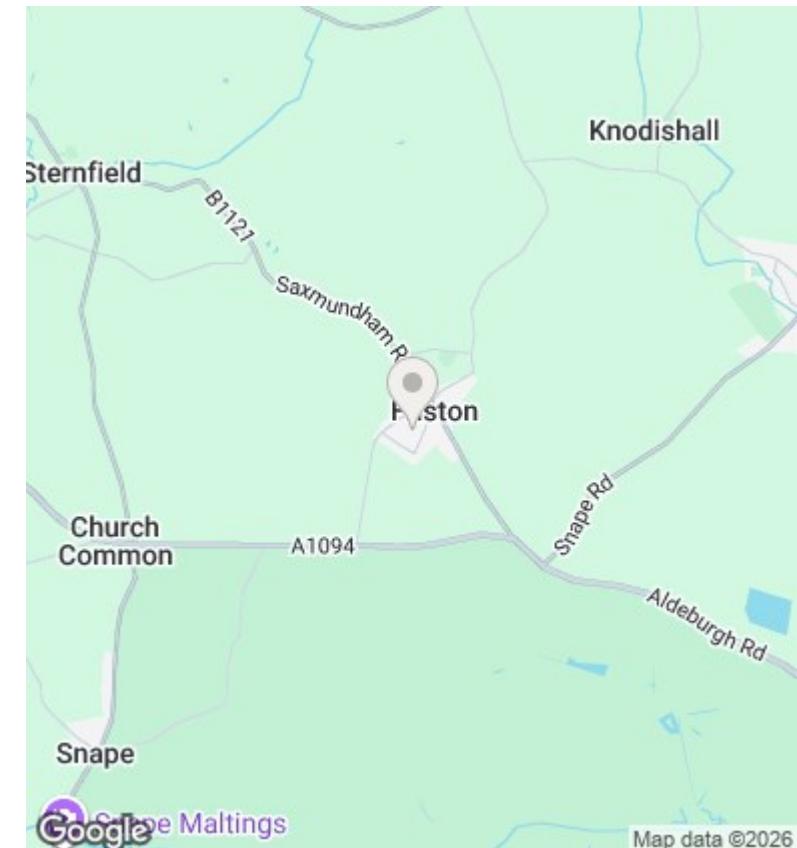
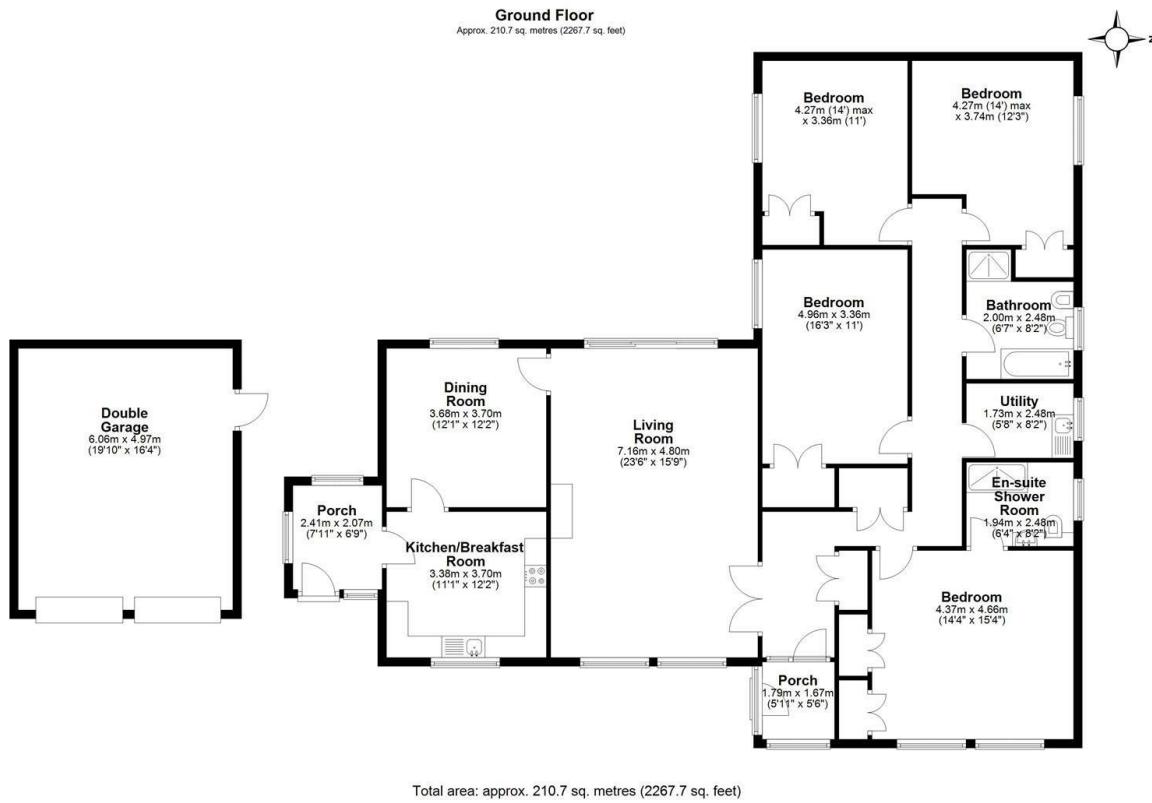
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20953/RDB.

## FIXTURES AND 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.







## 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	73
(81-91)	B	62
(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)