



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

**ALDRINGHAM HOUSE, ALDEBURGH ROAD, IP16
4PT**

TENURE : FREEHOLD

GUIDE PRICE £400,000

- Beautiful Setting
- Three Bedrooms
- Gas Heating & Double Glazing
- Mews House; Private Garden
- Communal Grounds
- Garage & Parking

THE ACCOMMODATION



Entrance Hall

With stairs off to the first floor, doors to the main ground floor accommodation and open to the...

Study Area 2.96m x 2.55m (9' 9" x 8' 4")

Cloakroom

Fitted with a WC, wash basin and storage cupboard.

Living Room 5.42m x 5.29m (17' 9" x 17' 4")

A generously proportioned room with wonderful high ceilings, a feature fireplace with wood-burning stove and two sets of glazed double doors leading to the...

Conservatory 5.85m x 4.02m (19' 2" x 13' 2")

With doors leading to the garden and open to the...

Kitchen 3.91m x 2.59m (12' 10" x 8' 6")

Fitted with a range of wall and base units, work surfaces over, inset sink/drain unit, built-in electric oven, gas hob and cooker hood, plumbing for washing machine, larder cupboard and door back to the hallway.



First Floor Landing

With doors to...

Bedroom One & En-Suite 4.03m x 3.29m (13' 3" x 10' 10")

(Bedroom measurement only) a good-sized double room with an En-Suite Shower Room fitted with a shower enclosure, WC and wash basin.

Bedroom Two 4.18m x 2.67m (13' 9" x 8' 9")

Another good double.

Bedroom Three 4.18m x 2.65m (13' 9" x 8' 8")

Similarly sized to bedroom two, so three good double bedrooms.

Bathroom

Fitted with a space-saving shower bath, WC and wash basin with chrome towel radiator.

Outside

The property is accessed via a long driveway from the main road, with a generous parking/garage area and communal surrounding grounds with lawned areas, mature trees and a gated courtyard access to the main residence. The private garden has a lawn, patio area and well-stocked beds. There's a gate that leads to the rear shared grounds.

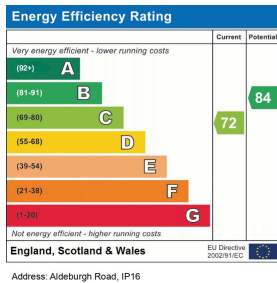
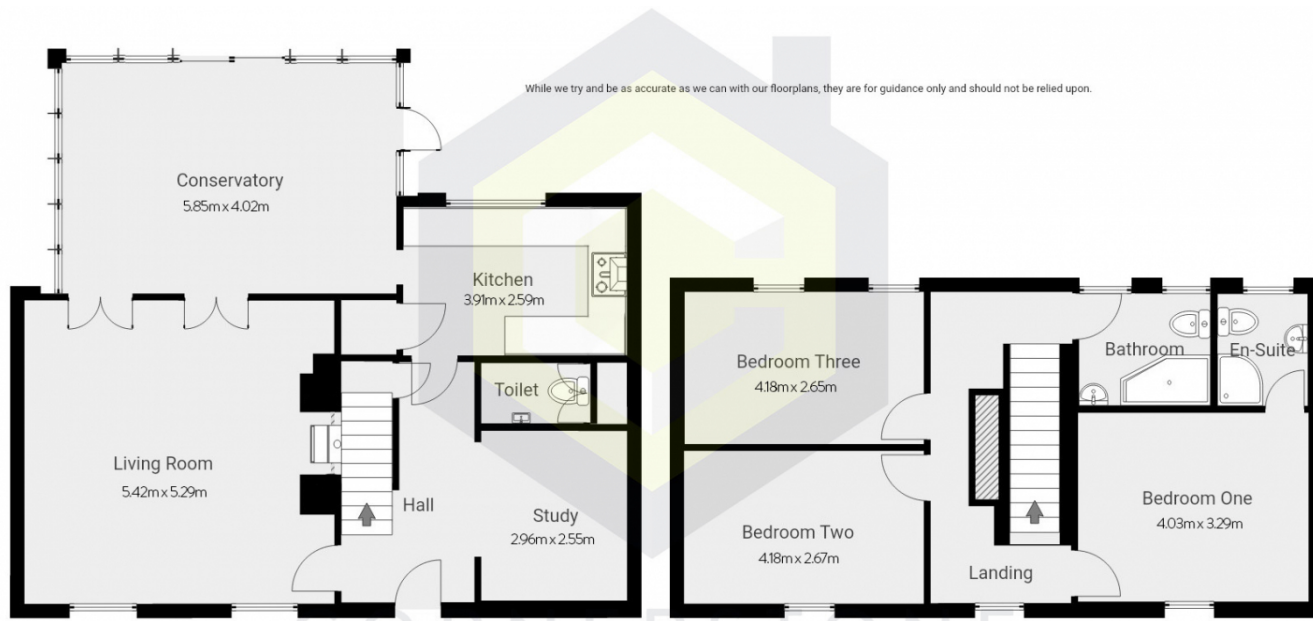
THE PROPERTY & LOCATION

Aldringham House sits well away from the road among approximately four acres of beautiful communal grounds. This well-proportioned home forms part of a substantial Victorian residence and comprises an entrance hall, cloakroom, study area, kitchen, living room, conservatory, three bedrooms, with an en-suite and a family bathroom. There's also a private garden, a garage and parking.

Aldringham is a village located 1 mile (1½ km) south of Leiston and 3 miles (4½ km) northwest of Aldeburgh, and a mile or so West of Thorpeness on the coast. The village has a church, a pub, and offers easy access to shopping and leisure facilities in the towns nearby. Sizewell is within easy reach and the A12 is approximately 5 miles to the West.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : C

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



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