Flick & Son
Coast and Country

Aldeburgh,

Offers In Excess Of £650,000

- No Onward Chain
- Private South West facing Garden
- Driveway and Double Garage
- Gas Central Heating and Double Glazing
- Separate Study and Conservatory
- Large Principal Bedroom with Ensuite
- Large Living & Dining Room
- Fitted Kitchen/Breakfast Room and Utility
- EPC -

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Silver Drive, Aldeburgh

A spacious detached bungalow in this highly sought after location 1 mile from the town centre. 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.

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Council Tax Band: E

DESCRIPTION

Set on a generous corner plot just one mile from the highly sought-after coastal town of Aldeburgh, Birch Corner is an individual detached bungalow offering spacious and versatile accommodation in a peaceful setting.

The property is well set back from the road, with a predominantly block-paved frontage complemented by attractive circular planted borders. A glazed entrance porch leads into a welcoming and spacious reception hall, complete with an airing cupboard, additional storage, and loft access.

At the heart of the home is a large reception space, thoughtfully arranged to create a bright dual-aspect living and dining area. The living room features a contemporary remote control gas fire and patio doors opening into a conservatory, seamlessly connecting indoor and outdoor living. The dining area enjoys views over the rear garden and leads directly to a useful study with fitted bookshelves, overlooking the front.

The well-appointed kitchen is fitted with ample storage and a range of integrated appliances, including a Bosch double oven with warming drawer, gas hob with extractor hood, and a concealed dishwasher. A generously sized utility room sits adjacent, offering further storage, space for appliances, and direct access to the garden.

There are three well-proportioned bedrooms. The principal bedroom benefits from an extensive range of built-in wardrobes and an en-suite shower room. The second bedroom also includes fitted wardrobes and overlooks the rear garden. The third bedroom, currently used as a studio, enjoys a front aspect and built-in storage. A family bathroom completes the accommodation.

Outside, a driveway provides parking for two vehicles and leads to a brick-built double garage with an electric up-and-over door, rear windows, and a personal door to the garden. The rear garden is a particular highlight enjoying a south westerly aspect—private and thoughtfully landscaped, featuring a wide paved patio with an electrically operated sun awning that extends some 12ft from the rear wall of the house across the paved patio area of the garden adjacent to the conservatory, raised planted borders, and an area of artificial lawn. The garden is richly planted with a variety of shrubs and plants, including ferns, acacias, grasses, and yuccas, all enclosed by established hedging for added privacy.

A superb opportunity to acquire a spacious and well-located home close to the Suffolk coast.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

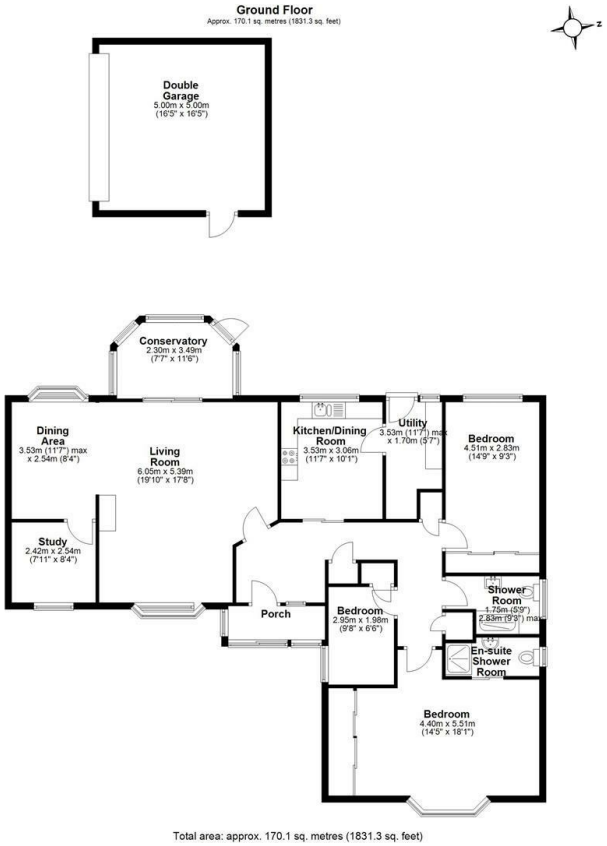
Mains gas, electricity, water and drainage.

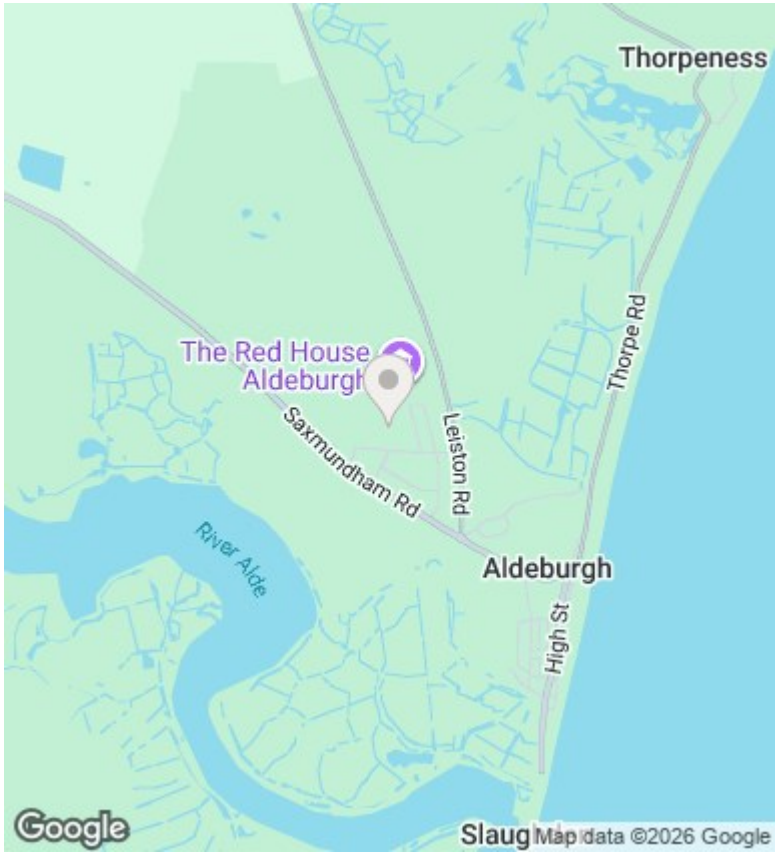
VIEWING ARRANGEMENTS

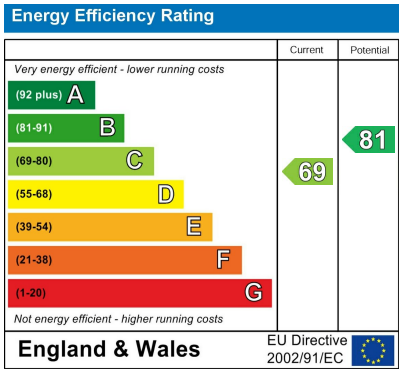
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21103/RDB.

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 My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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

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