



Thorpeness, Suffolk

Guide Price £450,000

- Perfect Holiday Home or Let
- Stylish Kitchen & Appliances
- Allocated Parking
- Gas Central Heating
- Three Double Bedrooms
- South-Facing Gardens
- Double Glazing
- Master Suite
- EPC - B

Oaks Court, Thorpeness

An immaculately presented mews house a short stroll from the beach, village centre and meare.



Council Tax Band:



DESCRIPTION

Beautifully presented mews house situated within a select modern development just a short stroll from the beach and meare of this historic and most sought after of Suffolk coastal villages. The well planned a spacious accommodation over three floors features gas central heating and double glazing. Entrance hall with cloakroom leads to the open plan sitting/dining room with bay window and entrance door to the rear garden. A stylish kitchen has full range of appliances. On the first floor there are two well proportioned double bedrooms and a family bathroom. The entire second floor comprises a principal bedroom suite with storage and ensuite shower room. To the front the property has designated parking and to the rear a shingle and paved south-facing garden enclosed by panel fencing.

LOCATION

Thorpeness is a popular seaside resort village with a long shingle beach, the Meare, a manmade boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club. Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to first floor.

CLOAKROOM

White suite comprising wall hung hand basin and WC. Tiled floor. Opaque window.

SITTING/DINING ROOM

Bay window and glazed door to rear garden. Understairs storage cupboard.

KITCHEN

Range of base and wall cupboards with wood block work surfaces and upstands. Single drainer stainless steel sink unit with mixer tap. Fitted electric oven and gas hob with cooker hood over. Concealed dishwasher, fridge, freezer and washing machine. Tiled floor. Window to front.

FIRST FLOOR LANDING

Staircase to second floor. Built in storage cupboard with vent air system.

BEDROOM

Bay window to rear.

BEDROOM

Window to front.

BATHROOM

White suite comprising panel bath with mixer tap and shower over, pedestal hand basin and WC. Tiled floor. Opaque window.

SECOND FLOOR LANDING

Built in storage cupboard.

BEDROOM

Dormer window to front. Deep built in storage cupboard.

ENSUITE

White suite comprising shower cubicle, hand basin with mixer tap and cupboard below. WC. Heated towel rail. Dormer window to rear.

TENURE

Freehold.

OUTGOINGS

council Tax Band currently deleted. Further details can be obtained via East Suffolk Council.

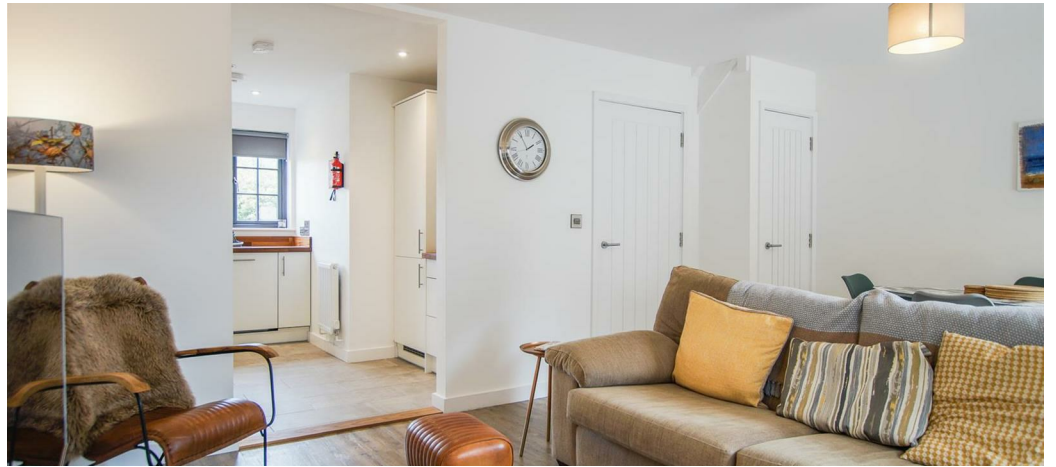
VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20282/RDB.

FIXTURES & FITTINGS

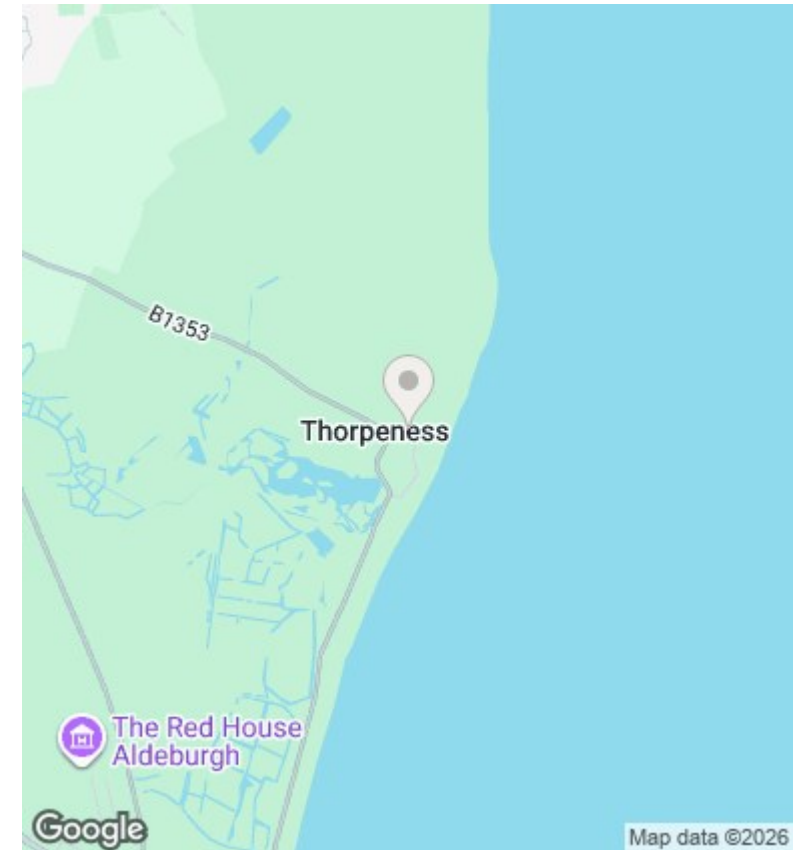
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TOTAL FLOOR AREA : 107.9 sq.m. approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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