Flick & Son
Coast and Country

Woodbridge, Suffolk

Guide Price £350,000

- No Onward Chain
- Four Bedrooms
- LPG Gas Central Heating
- Stunning Condition
- En Suite, Bathroom & Cloakroom
- EPC - E
- Off Road Parking
- Village Location

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Snape Road, Woodbridge

A Truly Immaculate Four Bedroom, Three Reception Cottage in the popular village of Tunstall. The location lies conveniently placed being only about three miles east of the A12 Great Yarmouth to London Road which places the property only about 75 miles northeast of the A12/M25 junction. The riverside town of Orford lies about five miles to the east and everyday shopping facilities may be found at nearby Wickham Market, approximately five miles to the west, on route to which will be found the railway station at Campsea Ashe on the East Suffolk line which gives connections via Ipswich to London Liverpool Street. The river town of Woodbridge lies at the head of the river Deben about eight miles to the southwest.

4 2 3 E

Council Tax Band: B

Tenure
Freehold

Property Description
A beautifully presented four-bedroom period cottage occupying an end-of-terrace position, having been extensively improved and modernised by the present owners. Combining character features with thoughtful contemporary updates, the property offers versatile accommodation in a desirable village setting.

The accommodation is both practical and flexible, complemented by a detached home office and an attractive enclosed rear garden.

The front door opens into a welcoming entrance hall with oak flooring, a front-facing window and a useful cupboard housing the recently installed boiler. The oak flooring continues into the dining room, a bright and inviting space overlooking the garden, with steps leading down to the kitchen.

The kitchen is fitted with a comprehensive range of wall and base units together with display cabinets and work surfaces. Features include a traditional Belfast-style sink, electric hob with double oven beneath, extractor hood, appliance spaces, and a glazed door providing direct access to the garden.

A cloakroom is conveniently positioned off the dining room and is fitted with a concealed-cistern WC, wash basin with storage above, tiled splashbacks and a side window providing natural light.

From the kitchen, an opening leads into the sitting room, a wonderfully cosy living space centred around a multi-fuel stove set on a granite hearth. Built-in storage and the staircase to the first floor further enhance the room's cottage character.

Upstairs, the landing provides access to all four bedrooms, the shower room and the loft space.

The principal bedroom is a generously proportioned double room with engineered oak flooring and views to the front. A short flight of steps leads to the adjoining en-suite bathroom, which features a freestanding roll-top bath, WC, wash basin, traditional-style radiator and attractive part-panelled walls. Extensive bespoke fitted wardrobes provide excellent storage.

The second bedroom is another comfortable double room with fitted wardrobe space, while the third bedroom overlooks the rear garden and also benefits from built-in storage. The fourth bedroom offers a versatile single room, ideal as a nursery, dressing room or study.

The family shower room is fitted to a high standard and comprises a large walk-in shower with tiled surround, concealed-cistern WC, vanity unit with integrated storage, heated towel rail and contemporary fittings.

Throughout, the property is exceptionally well maintained and benefits from uPVC double glazing together with LPG-fired central heating.

Outside
To the front of the cottage there is off-road parking for two vehicles.

The rear garden is a particular feature of the property, offering a delightful and private outdoor space. Predominantly laid to lawn, it is beautifully stocked with mature flower beds, shrubs and established trees including cherry and willow. A paved terrace directly behind the house provides an ideal setting for outdoor dining and entertaining, while a timber garden shed offers useful storage.

Gated side access links the rear garden to the front of the property, where there is a discreet bin storage area.

A valuable addition is the detached home office, recently created to provide a dedicated workspace separate from the main house. Equipped with power, lighting, internet connectivity and electric heating, it offers an excellent environment for home working or creative pursuits.

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

Services
Mains Water, Electricity & Sewage. LPG Gas Central Heating

Outgoings
Council Tax Band Currently B

AML
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

Fixtures & 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.

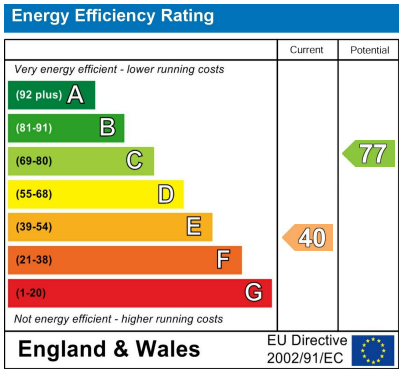
Amica

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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