Flick & Son
Coast and Country

Tunstall,

Guide Price £650,000

- Brand-new detached bungalow in a private, edge-of-village setting
- Traditionally built with high-quality finishes throughout
- Spacious dual-aspect living room with feature stone fireplace
- Large open-plan kitchen/dining room with integrated appliances
- Three well-proportioned bedrooms, including principal with en-suite wet room
- Stylish family bathroom with modern fittings and panelled finishes
- Generous gardens, private driveway, and timber double garage
- Oil fired central heating and double glazing
- EPC -awaiting

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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School Road, Tunstall

A BRAND NEW INDIVIDUAL DETACHED BUNGALOW IN A NON ESTATE POSITION.

The popular village of Tunstall 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.

3 2 1 B

Council Tax Band:

DESCRIPTION

Tucked away in a secluded position on the edge of a popular and well-connected village, this brand-new individual detached bungalow offers privacy, space, and high-quality finishes throughout.

Constructed in a traditional style and finished to an excellent specification, the property provides beautifully proportioned and thoughtfully designed accommodation, surrounded by generous lawned gardens. A welcoming entrance hall, complete with elegant oak-panelled doors, sets the tone for the quality found throughout the home.

At the front of the property, leading from the wide hallway with cloaks cupboard, the spacious dual-aspect living room is filled with natural light and enjoys delightful views over the gardens. A polished stone fireplace, along with decorative moulded ceilings, coving, and dado rails, adds a refined and elegant touch.

The kitchen/dining room is equally impressive—an expansive and sociable space fitted with a comprehensive range of cabinetry and ample work surfaces. Integrated appliances include an AEG oven and hob with stainless steel extractor hood and a concealed dishwasher. Casement doors open directly onto the garden, creating a seamless indoor-outdoor flow. A separate utility room provides additional storage, a further sink, and space for laundry appliances.

The bungalow offers three generously sized bedrooms. The principal bedroom enjoys views over the rear garden and benefits from a stylish en-suite wet room with both overhead and handheld showers. Two further bedrooms overlook the front garden and are served by a well-appointed family bathroom, complete with quality fittings, tiling, and panelled finishes.

Outside, the property is approached via a shared shingle driveway which divides into private access for each home, leading to a turning area and a timber double garage with power. The gardens are mainly laid to lawn, with established hedging and fencing providing privacy, alongside useful features such as a timber garden shed and external lighting.

A superb opportunity to acquire a beautifully finished new home in a peaceful yet convenient village location.

TENURE

Freehold

OUTGOINGS

Council Tax Band E

SERVICES

Mains electricity, water and drainage. Oil fired central heating.

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: 21110/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.

GROUND FLOOR
1535 sq.ft. (142.6 sq.m.) approx.

TOTAL FLOOR AREA : 1535 sq.ft. (142.6 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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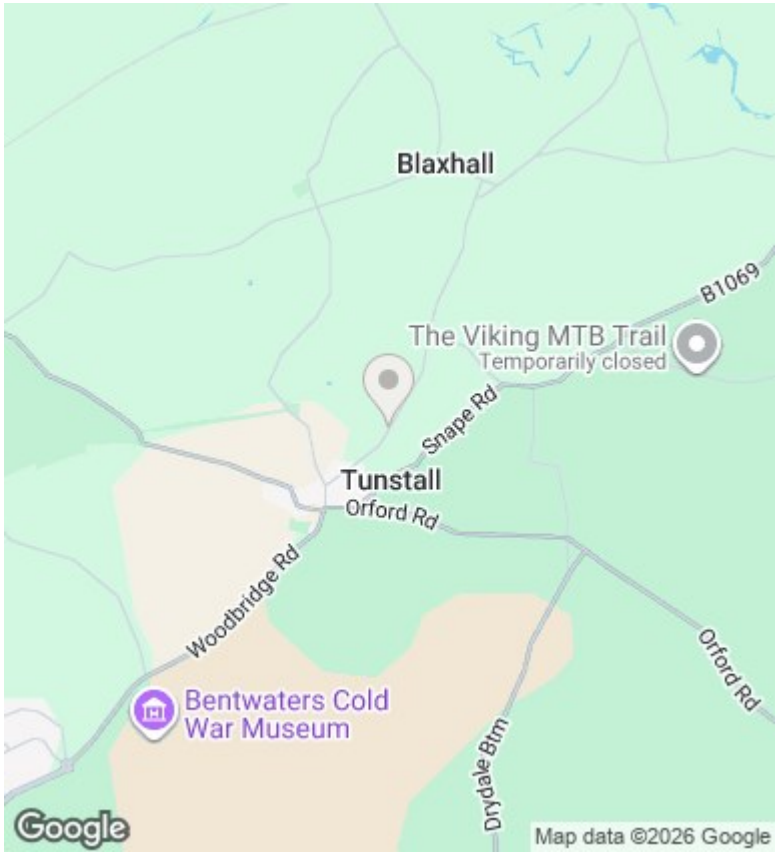

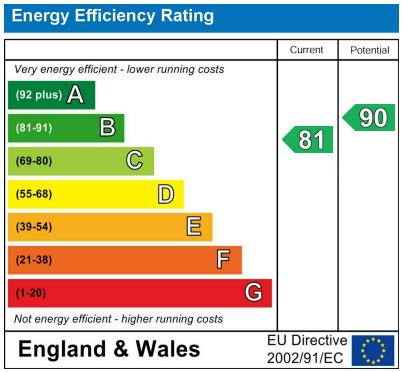

Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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