

## Aldeburgh,

Offers In Excess Of £390,000

- No Onward Chain
- Log Burner
- Electric Heating
- Three Bedrooms
- Upstairs W.C. & Downstairs Shower Room
- EPC - F
- Characterful Cottage
- Double Glazing

# King Street, Aldeburgh

Tuckaway Cottage, a beautifully presented three-bedroom home full of character and natural light, located in the popular coastal town of Aldeburgh. 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.



Council Tax Band: B



## DESCRIPTION

Tucked away in a peaceful spot just moments from Aldeburgh's vibrant High Street and seafront, this beautifully presented three-bedroom home is full of character and natural light. Offering flexible living across two floors, the property features a welcoming entrance hall, a well-equipped kitchen, cosy living room with log-burning stove, three bedrooms, two W.Cs, and a private courtyard. This charming home offers a wonderful blend of comfort, style, and convenience in one of Suffolk's most sought-after seaside towns.

## ENTRANCE HALL

Entered via a double-glazed glass front-door, the spacious entrance hallway sets a bright and welcoming tone with natural light from the overhead glazing. It features an electric radiator, spotlights for evening ambiance, and ample space for a coat rack & office area. From here, you'll find access to the kitchen, living room, shower room, and staircase to the first floor. Additional storage includes a cupboard under the stairs housing the immersion tank and another separate storage cupboard.

## KITCHEN

The well-appointed kitchen includes base-level units, a corner dresser, and eye-level shelving for added storage and display. It features an integrated oven with an overhead extractor fan, washing machine, and dishwasher, as well as a heated towel rail and electric radiator. A side-facing window brings in natural light, complemented by overhead spotlights.

## SHOWER ROOM (GROUND FLOOR)

Stylish and functional, the ground floor shower room includes a walk-in shower, wash basin, WC, heated towel rail, and a frosted window providing privacy and light.

## LIVING ROOM

A cosy and inviting living room centred around a charming log-burning stove. A large double-glazed window overlooks the side elevation, while a rear door offers access to a right of way leading to an alleyway. Also features an electric radiator.

## FIRST FLOOR LANDING

Accessed via a wooden staircase with a rope and timber handrail, the landing connects to all three bedrooms and an upstairs toilet. A large stairwell window floods the upper floor with natural light, creating a bright and airy space throughout.

## BEDROOM ONE

A spacious double bedroom with a double-glazed window to the side, built-in wash basin, and electric radiator.

## BEDROOM TWO

A comfortable bedroom with a side-facing window, built-in wash basin, and electric radiator. Also includes a useful cupboard with a hanging rail.

## BEDROOM THREE

A charming third bedroom with a double-glazed window overlooking the front elevation, electric radiator, and corner wash basin.

## UPSTAIRS W.C.

Conveniently located off the landing, the upstairs WC includes a double-glazed window to the side elevation.

## OUTSIDE SPACE

The property is accessed through a secure gate into a private courtyard—ideal for storage—before entering the main front door.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains electricity, water and drainage. Electric heating.

## VIEWING ARRANGEMENTS

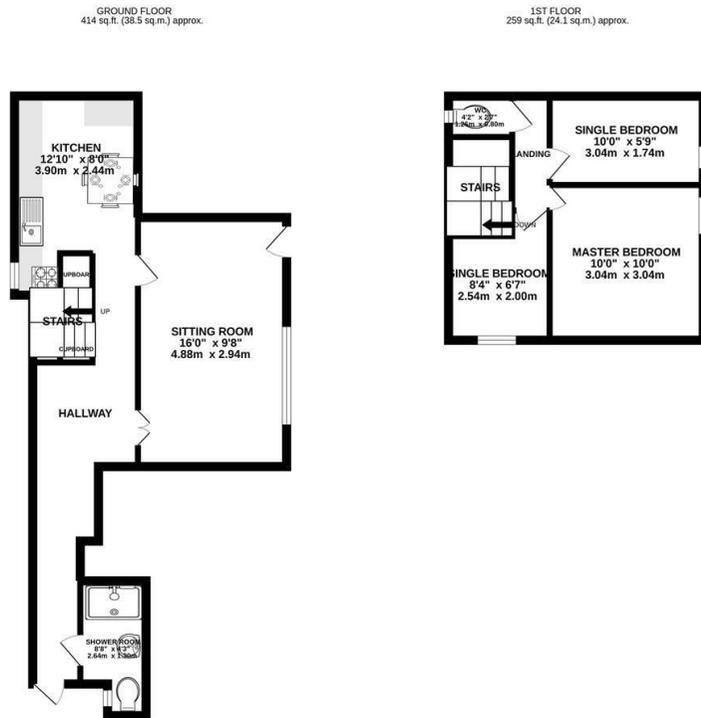
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)

Tel: 01728 452469 Ref: 20905/RDB.

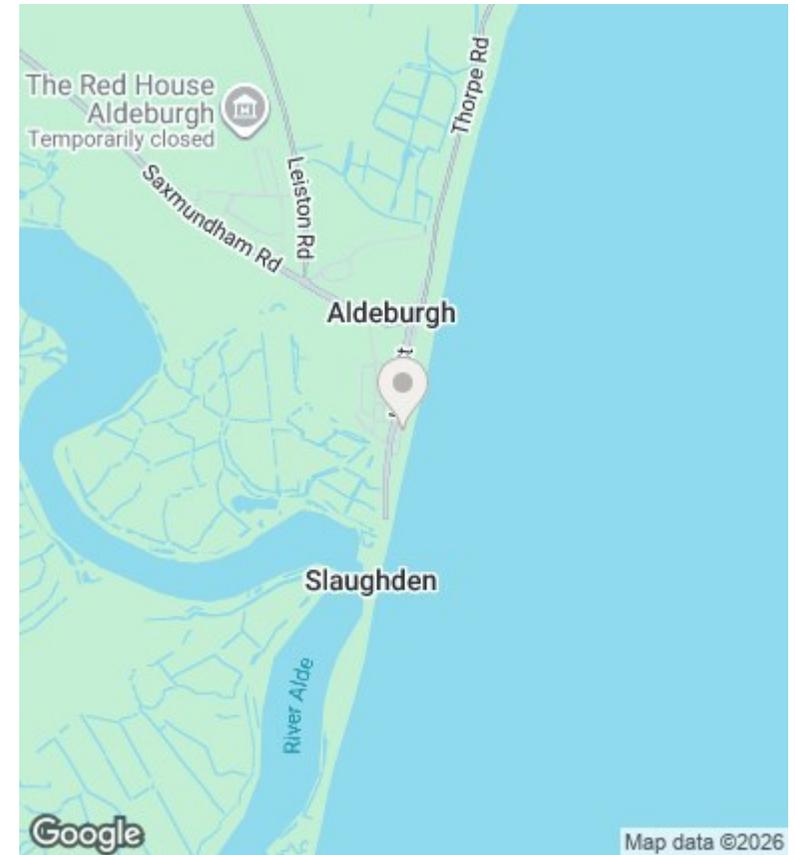
## FIXTURES & FITTINGS

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TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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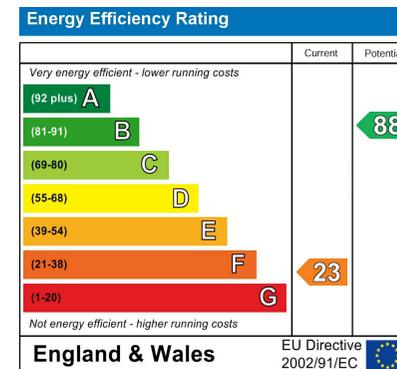


### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, and £50 referral fee for MS Surveys.

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### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)

### 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.

### Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.