



Aldeburgh, Suffolk

Guide Price £260,000

- Completed Chain
- Kitchen Diner
- Low Maintenance Garden
- Three Double Bedrooms
- Walking Distance to Beach & Shops
- EPC - Awaiting
- Immaculate Condition
- Bathroom & Cloakroom

The Plantation, 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



Tenure

Freehold

Entrance Hallway

A spacious and welcoming entrance begins with an extended porch featuring two double-glazed windows and a useful storage cupboard housing the water softener.

An internal front door opens into the main hallway, with doors leading to the cloakroom, living room, and kitchen/dining room. A staircase rises to the first-floor landing.

Cloakroom

Fitted with a low-level WC and wash hand basin, complemented by fully tiled walls for a clean and contemporary finish.

Living Room

A delightful and well-maintained reception room featuring a large double-glazed window overlooking the front aspect, allowing an abundance of natural light to flood the space. Finished with carpeting, this room offers a warm and comfortable setting for everyday living.

Kitchen / Diner

A beautifully arranged open-plan kitchen and dining space that flows effortlessly, creating the ideal environment for both family life and entertaining.

The kitchen is fitted with an extensive range of wall and base units, providing ample storage and workspace. Features include a sink positioned beneath a double-glazed window overlooking the rear garden, a Neff induction hob, and a Bosch double oven.

The dining area offers generous space for a family dining table and benefits from additional fitted units. Sliding doors lead through to:

Summer Room

A stunning addition to the home, this versatile room features a plastered ceiling and radiator, allowing comfortable year-round use as

an additional reception room, home office, or garden retreat. Patio doors provide direct access to the rear garden.

First Floor Landing

The landing provides access to all bedrooms and the family bathroom. There is also an airing cupboard housing the immersion tank, together with a loft hatch providing access to the roof space.

Bedroom One

A spacious double bedroom overlooking the rear garden via a double-glazed window. The room further benefits from a built-in double wardrobe.

Bedroom Two

A generously proportioned double bedroom with a double-glazed window enjoying views over the front aspect.

Bedroom Three

Currently utilised as a home office, this versatile room can comfortably accommodate a double bed, making it an excellent third bedroom. A double-glazed window overlooks the front aspect.

Bathroom

A stylish and modern bathroom suite comprising a walk-in shower, wash hand basin, and low-level WC. Finished with contemporary fittings and complemented by a heated towel rail beneath a frosted double-glazed window.

Outside

The property benefits from a beautifully presented, low-maintenance rear garden, thoughtfully designed with attractive brickwork and paving throughout. A standout feature is the superb garden room, providing the perfect space to relax, entertain, or enjoy the warmer months. A rear gate offers convenient access to the footpath beyond.

Outgoings

Council Tax Band Currently B

SERVICES

Mains Electricity, Water & Sewage

Viewing

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

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469

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.





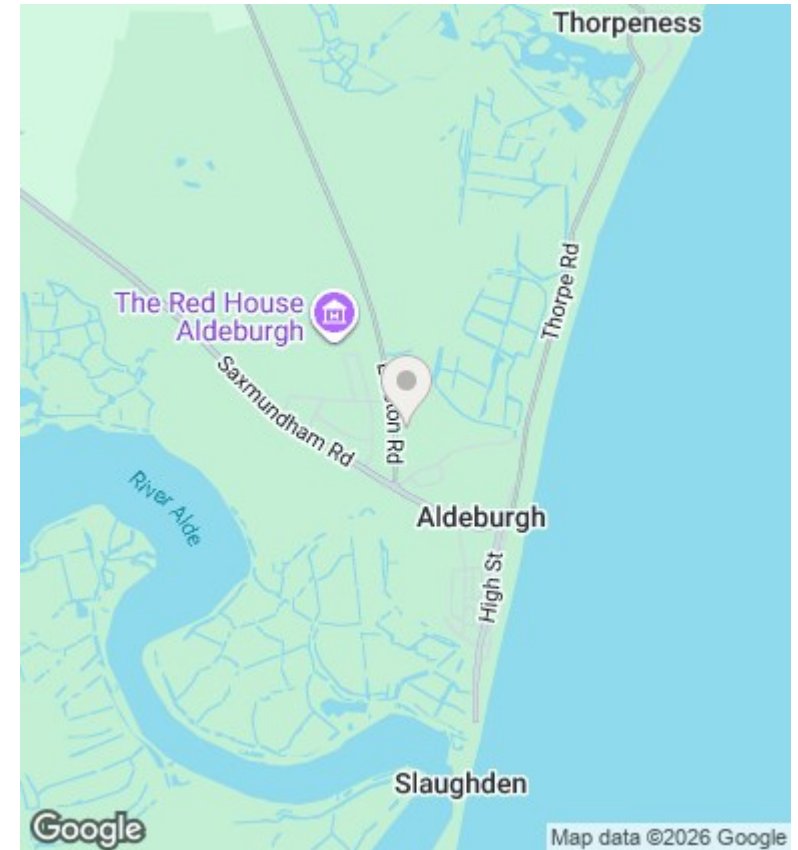
AWAITING FLOOR PLAN

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		
(81-91) B		
(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