



Aldeburgh,

£3,100 PCM

- Stunning detached bungalow
- Serene master bedroom with freestanding bath
- EPC: D
- Spacious living room with garden views
- Three further bedrooms
- Holding deposit: £715.38
- Contemporary kitchen/diner
- Immaculate landscaped gardens
- Sorry no smokers

4 North Warren, Aldeburgh

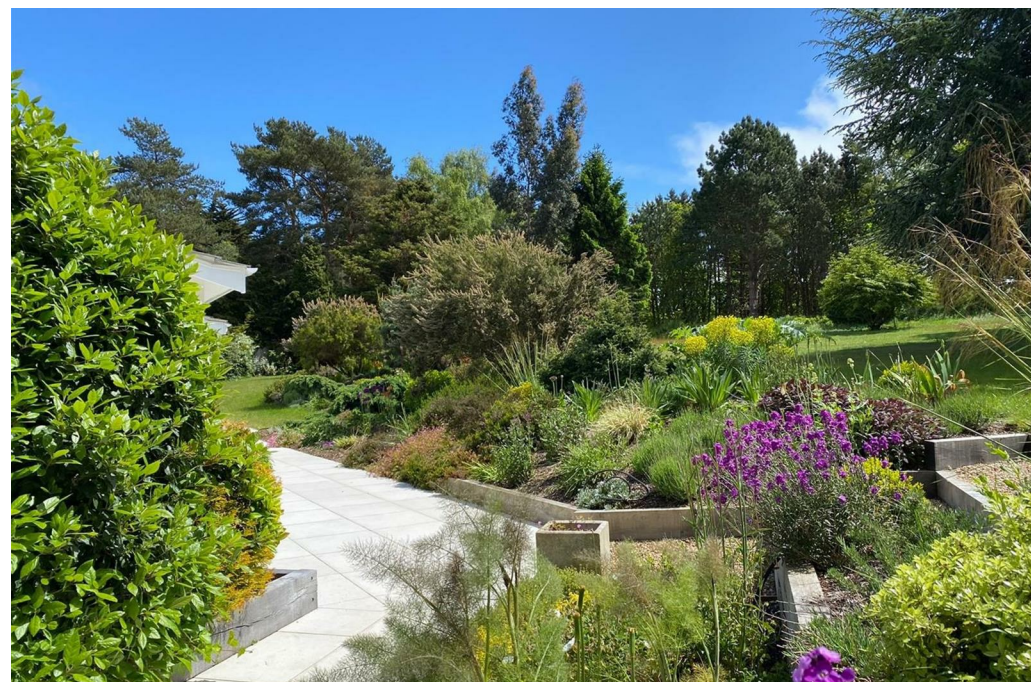
A stunning, contemporary four bedroom detached bungalow in the most tranquil setting on the outskirts of the popular coastal town of Aldeburgh.

The monthly rent includes a regular gardener.

GFCH. EPC D.



Council Tax Band: F



DESCRIPTION

Flick & Son are pleased to offer for rent this stunning, contemporary four bedroom detached bungalow in the most tranquil setting on the outskirts of the popular coastal town of Aldeburgh.

ACCOMMODATION

A welcoming front door opens into a generous reception hall with built-in storage and a stylish shower room. From here, a door leads into a beautifully bright, double-aspect sitting room. This serene space enjoys sweeping views over the gardens and features a wood-burning stove and French doors that spill out onto a sun-drenched patio—perfect for relaxed al-fresco dining.

From the living room you find a stunning, contemporary kitchen and open dining area. This space flows seamlessly into a versatile study/garden hall with bespoke shelving and direct access to the terrace. Beyond this hall, the master bedroom feels like a private retreat, complete with doors to the garden, a freestanding bath and ensuite shower room.

Finally a separate bedroom wing is accessed via the main hall and offers three further bedrooms and a family bathroom.

Outside the vast, landscaped garden features sweeping lawns, mature trees and a large patio area. A recently built garden studio provides a wonderful additional space—ideal as a home office or guest accommodation as it benefits from an ensuite shower room.

The grounds also include a large wooden shed and an EV charging point,. There is ample off street parking provided on the sweeping gravel driveway.

The property is heated via gas fired central heating. It has an EPC rating D.

LOCATION

This spacious four bedroom property is located on the outskirts of Aldeburgh in an exclusive development of just 16 properties, known locally as ‘the sixteen houses in sixteen acres’.

Aldeburgh is 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.

AVAILABILITY

The property is available from the 27th January 2025.

Council Tax: Band F

Deposit required: £3,576.92

The property is offered fully furnished. A regular gardener is included in the monthly rent.

Sorry, no smokers.

VIEWINGS

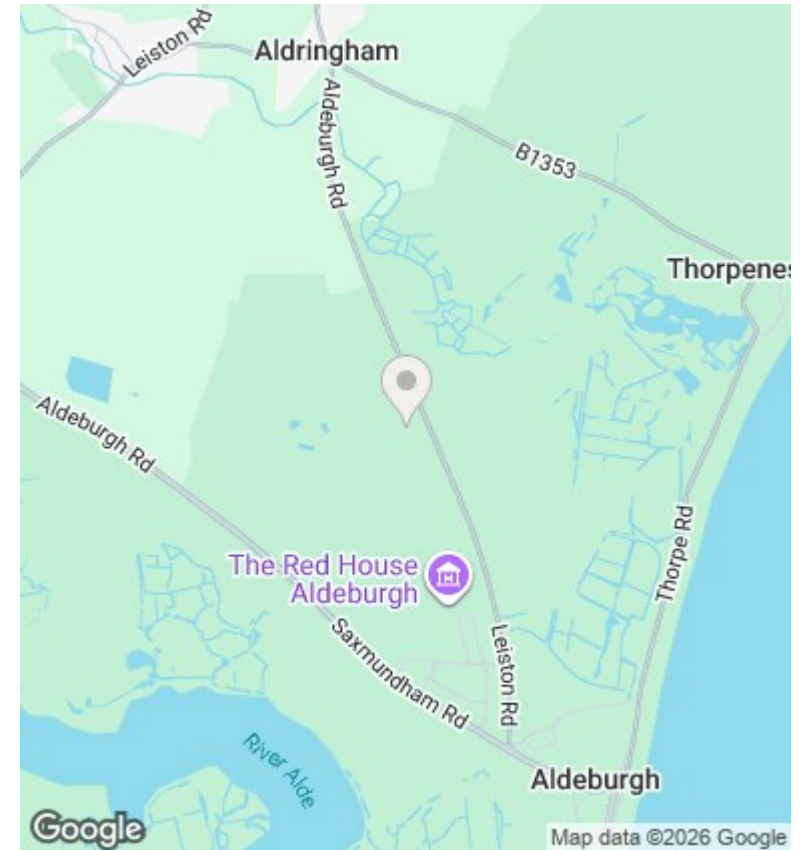
Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and 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 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		65	
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

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 633773 to make an appointment.