

JENNIE JONES

EST. 1993

ESTATE AGENTS



**FAIRFIELD ROAD**

Aldeburgh | Suffolk

**£320,000**

# 14 FAIRFIELD ROAD, ALDEBURGH, SUFFOLK, IP15 5JS

Sizewell: 4 miles

Snape Maltings: 5 miles

Saxmundham (shops & station): 6 miles

- Entrance Hall ● Sitting Room ● Kitchen/Breakfast Room ●
- Pantry ● Utility Room ● Shower Room ●
- 3 Bedrooms ● Enclosed Rear Garden ●

## Property

This charming three bedroom cottage offers well balanced accommodation arranged over two floors, complemented by a generous rear garden and useful outbuildings, creating an ideal home for those seeking both character and practicality.

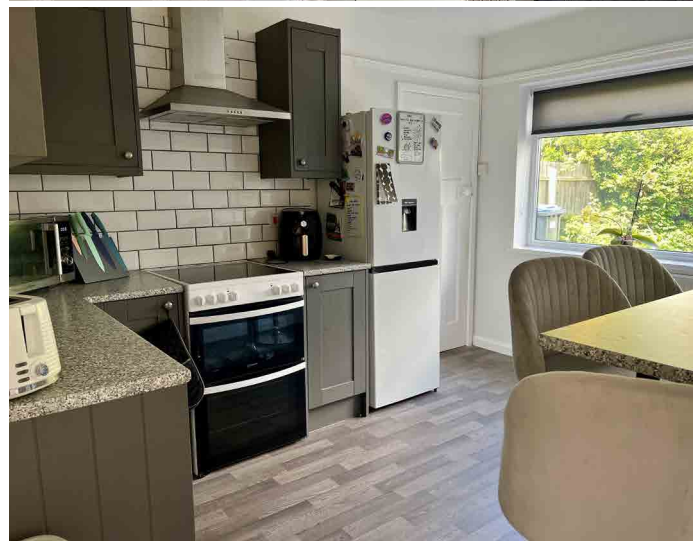
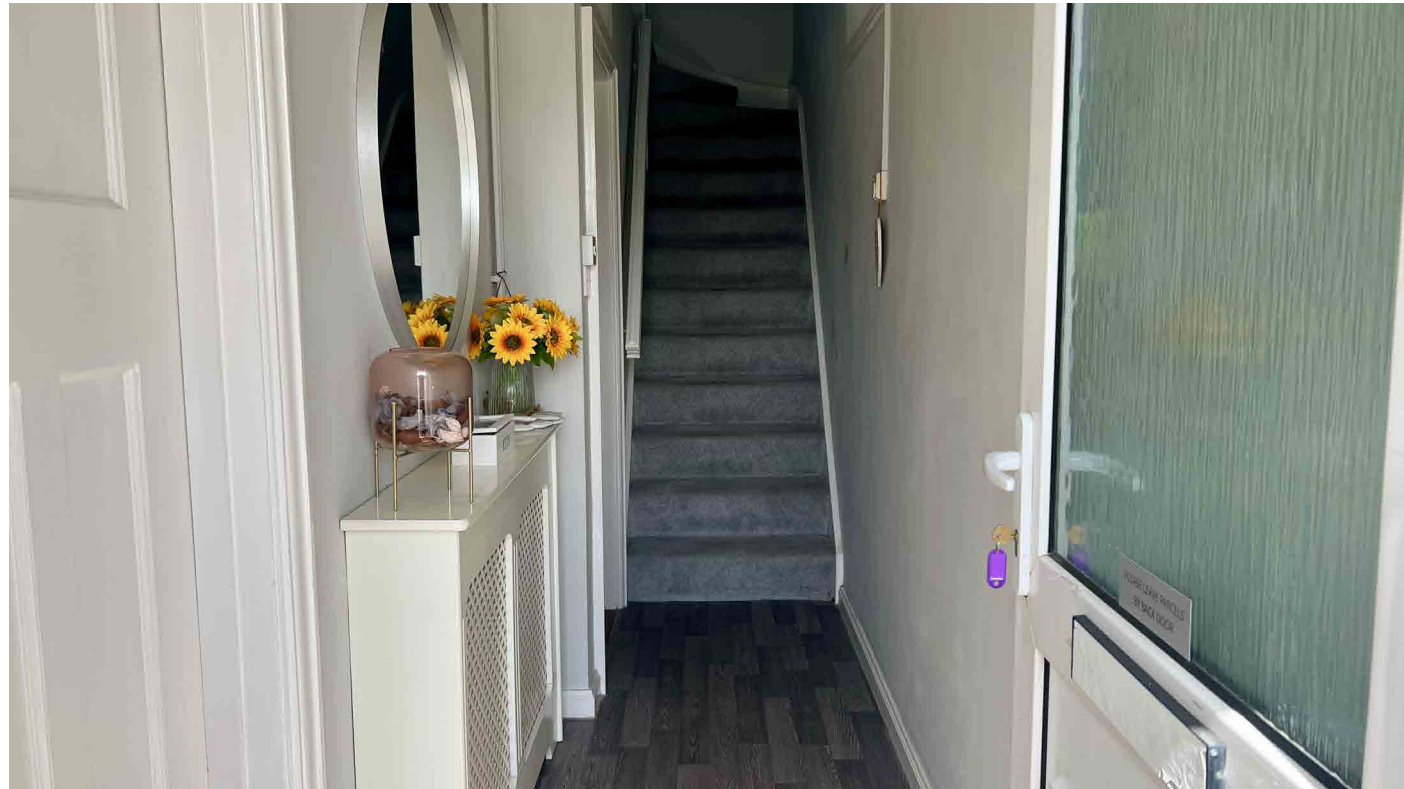
The ground floor is thoughtfully arranged, featuring a welcoming sitting room with ample space for relaxation, alongside a well-appointed kitchen/breakfast room designed for everyday living and informal dining. A useful utility room, pantry and ground floor shower room add further convenience and functionality.

Upstairs, the property offers three bedrooms, including a spacious principal bedroom overlooking the rear garden, together with a further double bedroom and a comfortable single bedroom, ideal for guests, children or home working. A central landing connects the first-floor accommodation, creating a bright and practical layout.

## Outside

Outside, the rear garden is a particular feature of the property, extending to provide a wonderful outdoor space predominantly laid to lawn and bordered by mature hedging and established planting, offering a good degree of privacy. A pathway leads through the garden to a useful timber outbuilding and additional storage shed, ideal for gardening enthusiasts, hobbies or workshop use.

## CHARMING THREE BEDROOM COTTAGE WITH GENEROUS GARDEN IN A DESIRABLE SUFFOLK SETTING



### The Location

Aldeburgh is widely regarded as one of Suffolk's premier coastal towns, renowned for its charming High Street, independent shops, galleries, restaurants and famous shingle beach. The town forms part of the highly regarded Suffolk Heritage Coast and provides an excellent blend of coastal living and everyday convenience.

Nearby attractions include Snape Maltings, Thorpeness and the beautiful surrounding countryside, with excellent walking and cycling routes close by. The A12 is also easily accessible, connecting to Woodbridge, Ipswich and London beyond.

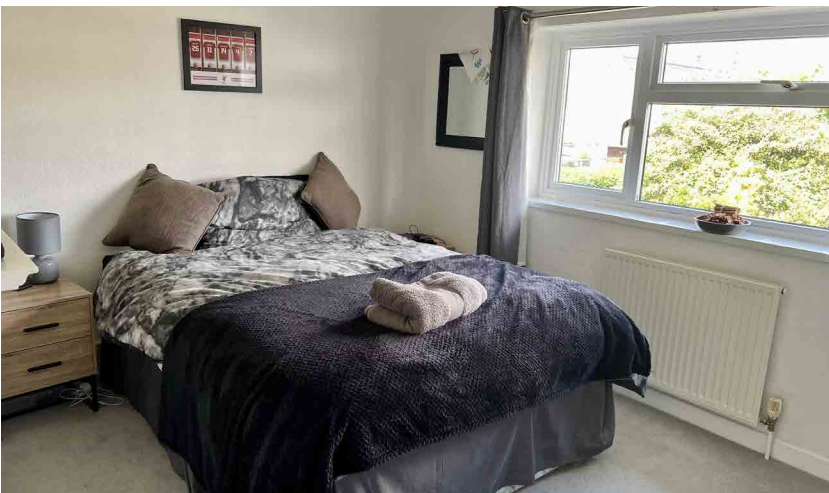
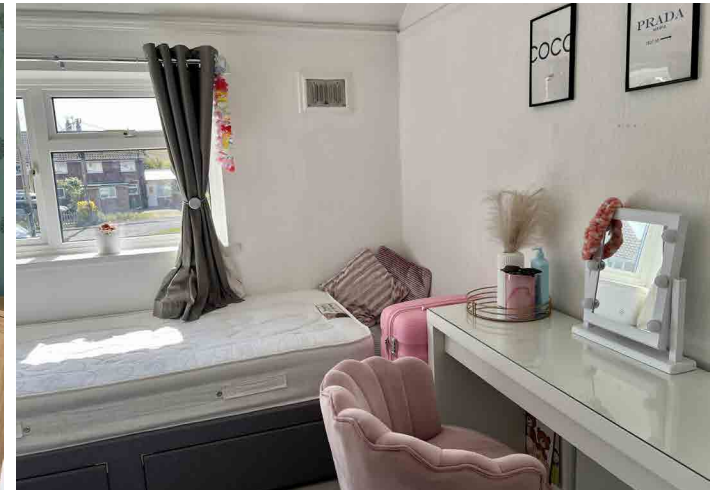
### Services

Mains water, drainage and electricity connected. Gas central heating.

### Local Authority and Council Tax Band

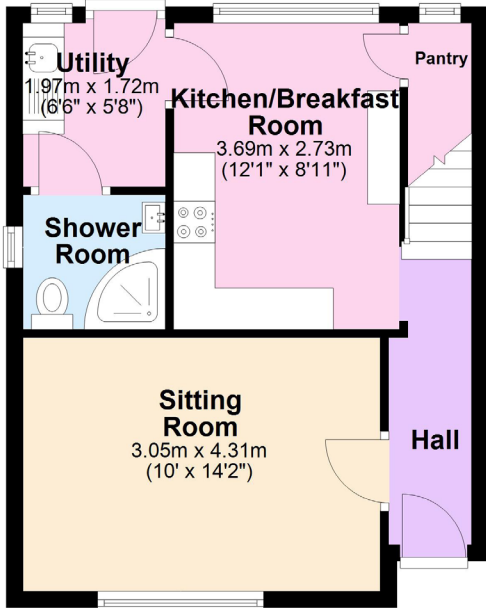
East Suffolk Council  
Council Tax Band: B

### EPC Rating: D



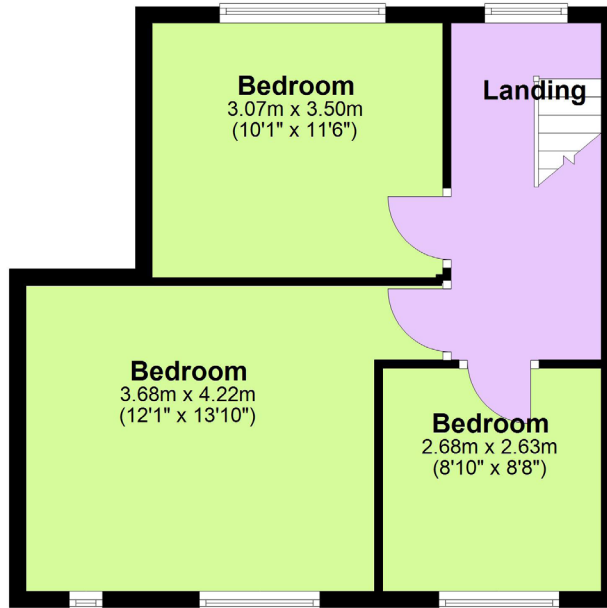
### Ground Floor

Approx. 36.4 sq. metres (392.2 sq. feet)



### First Floor

Approx. 42.6 sq. metres (459.1 sq. feet)



Total area: approx. 79.1 sq. metres (851.3 sq. feet)



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