



Aldeburgh,

Guide Price £1,250,000

- Elegant early 20th century detached family home in a prime position
- Large open plan kitchen/living/dining room
- Gas Central heating, double glazing and Solar PV
- Secluded established garden
- Reception Hall with 2 elegant reception rooms
- Balcony with roof top view to the view
- Garage with studio/storage room over
- 4 double bedrooms, ensuite and family bathroom
- EPC - C

Beaconsfield Road, 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: F



DESCRIPTION

The Corner house is a handsome early 20th century detached home occupying an exceptional position standing proudly on the corner of Beaconsfield Road and Fawcett Road. Set within beautifully established wraparound gardens, this elegant family home combines period character with spacious and versatile accommodation, all within easy reach of the town centre and seafront.

Approached via a charming front garden planted with fragrant lavender and roses, a pathway bordered by clipped box hedging leads to the recessed entrance porch and welcoming reception hall. The impressive L-shaped hallway features polished hardwood flooring, an elegant staircase rising to the first floor, and panelled doors opening to the principal reception rooms.

The beautifully proportioned sitting room is flooded with natural light from dual aspect windows and enjoys direct access to the garden through casement doors. An imposing fireplace with painted timber mantel creates a striking focal point. A second reception room, currently used as a spacious study, enjoys a large bay window overlooking Beaconsfield Road.

At the heart of the home lies a stunning open-plan kitchen, dining and living space, ideal for modern family living and entertaining. Partly incorporating a large conservatory with vaulted ceiling and deep glazed windows overlooking the garden, this exceptional room enjoys an abundance of natural light. The sitting area centres around a raised woodburning stove, while the bespoke handcrafted kitchen is fitted with polished stone work surfaces, a central island with hardwood top, gas-fired Aga and ample space

for appliances. Beyond the kitchen is a practical rear hallway/boot room, utility room with additional storage and Belfast sink, cloakroom and further storage, with a stable door opening to the rear garden.

The elegant staircase rises to a galleried first floor landing with large picture window and built-in airing cupboard. The property offers four generous double bedrooms. The principal bedroom is a wonderfully light room with a large bay window enjoying angled sea views and is complemented by an ensuite bathroom. The second bedroom is equally impressive, featuring dual aspect windows and casement doors opening onto a splendid balcony with rooftop views towards the sea. Two further well-proportioned bedrooms and a spacious family bathroom with separate bath and shower complete the accommodation.

The gardens are a particular feature of The Cornerhouse, wrapping around the side and rear of the property with expansive lawns and beautifully stocked shaped borders filled with mature shrubs and flowering plants. A gate opens onto Fawcett Road, while a further rear garden enjoys additional lawned areas and established planting.

Accessed from Fawcett Road is a substantial detached two-storey garage building with studio above, complete with power, lighting and external staircase access. With rooflights and stable door opening onto the street side, this versatile space could serve a variety of purposes including a home office, studio, games room or creative workspace.

TENURE
Freehold

OUTGOINGS

Council Tax Band currently band F

SERVICES

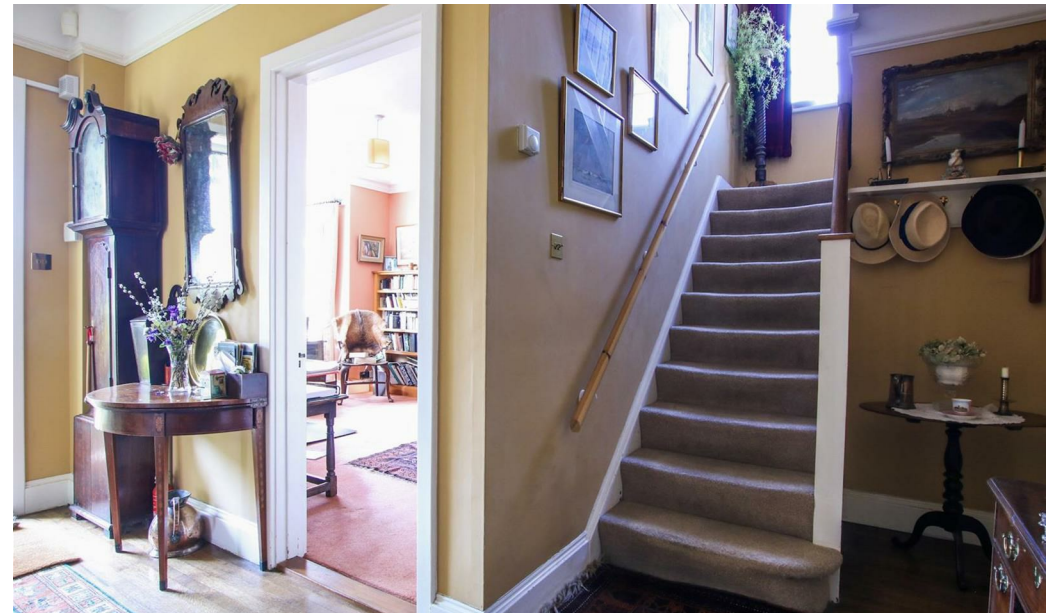
Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

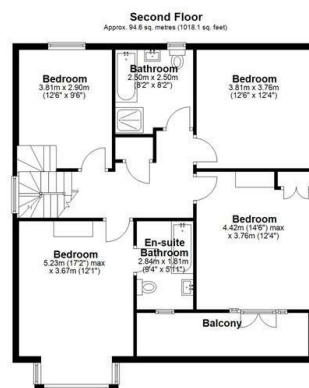
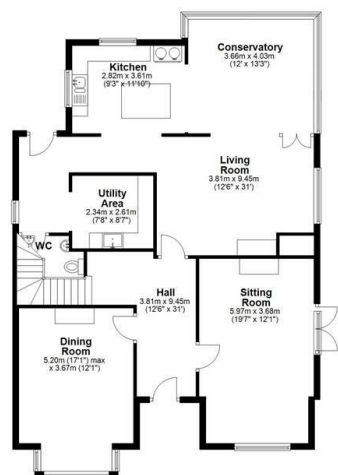
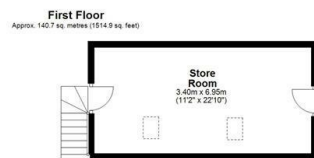
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21113/RDB.

FIXTURES AND FITTINGS

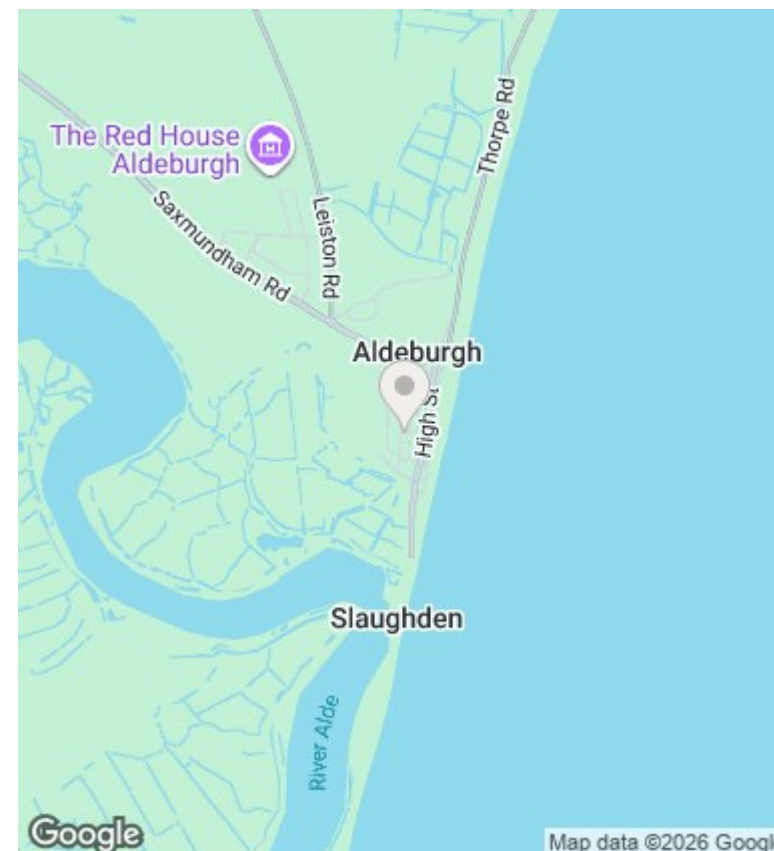
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Total area: approx. 258.9 sq. metres (2787.3 sq. feet)



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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