Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £299,950

- Immaculate, extended semi-detached home offered with no onward chain
- Open-plan dining room and modern fitted kitchen with integrated appliances
- High-spec shower room with walk-in shower with contemporary fittings
- Private frontage with block-paved driveway, carport, and garage with electric door
- Versatile breakfast room and garden access
- Landscaped rear garden with patio, lighting, summer house, and electric awning
- Spacious living room with bay window and feature stone fireplace
- Two generous bedrooms with fitted furniture and storage
- EPC - C

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Fairfield Road, Aldeburgh

An Immaculate semi detached home situated in this sought after location about 1 mile from the High Street and sea front. 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 a 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.

2 1 2 C

Council Tax Band: B

DESCRIPTION

This immaculate and beautifully extended semi-detached home is offered for sale with no onward chain, presenting a superb opportunity for buyers seeking a property ready to move straight into. Thoughtfully improved throughout, the house combines stylish modern finishes with practical living spaces.

Set back from the road behind a mature conifer hedge, the property enjoys a high degree of privacy. A block-paved driveway provides ample off-road parking and continues to the side, where a carport gives covered access to both the main and secondary entrances, leading through to a garage with an electric door.

Inside, a welcoming hallway with herringbone flooring leads to a spacious and light-filled living room, featuring a large west-facing bay window, an attractive stone fireplace, and a feature chimney breast. The flooring flows seamlessly into the dining room, creating a cohesive and elegant entertaining space, which opens through to a well-appointed kitchen fitted with an extensive range of units, quality work surfaces, and integrated appliances.

A further breakfast room offers additional versatility, complete with a breakfast bar, rooflight, and doors opening onto the rear garden —perfect for everyday family living. A useful cloakroom/utility room with hand basin and WC off the hallway provides additional storage and laundry facilities.

Upstairs, the property offers two generously sized bedrooms. The principal bedroom benefits from a comprehensive range of fitted furniture, while the second bedroom is equally well-proportioned with dual aspects and built-in wardrobes. The shower room is finished to a high standard, featuring a large walk-in shower with seat and handrails, a wide basin with integrated storage, and contemporary tiling throughout.

Outside, the rear garden is attractively arranged over two paved levels with feature brick steps and integrated lighting, creating an ideal space for relaxing or entertaining. A double-glazed summer house and separate shed, both with power, add further practicality, while an electric awning provides shade over the patio area.

Overall, this is a superbly presented home offering comfort, style, and convenience in equal measure.

TENURE

Freehold

OUTGOINGS

Council Tax band currently B

SERVICES

Mains gas, electricity, water and drainage

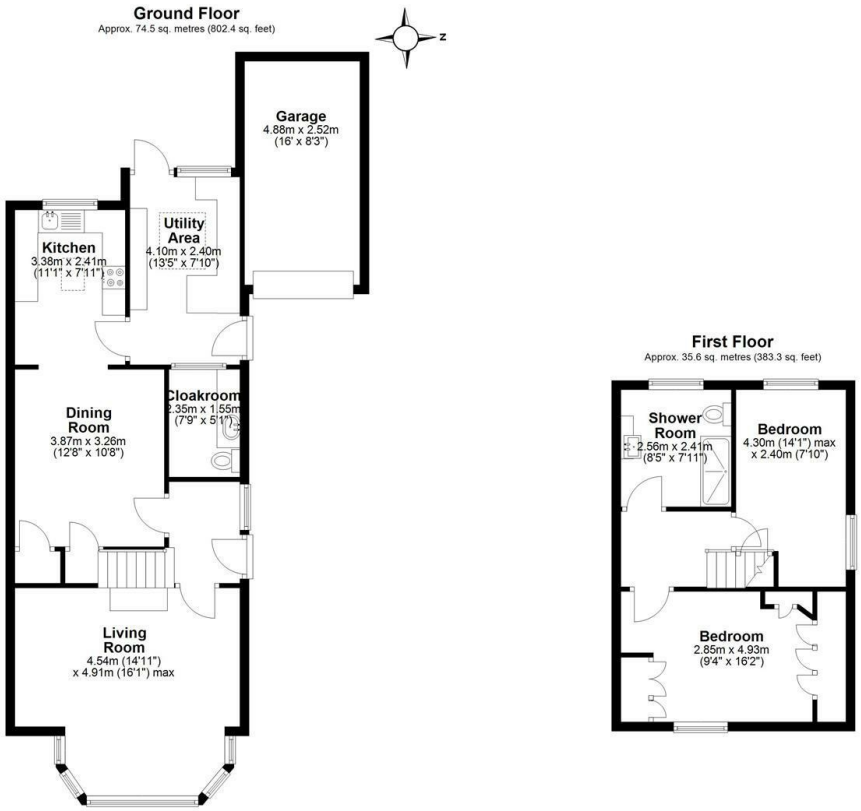
VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21075/RDB.

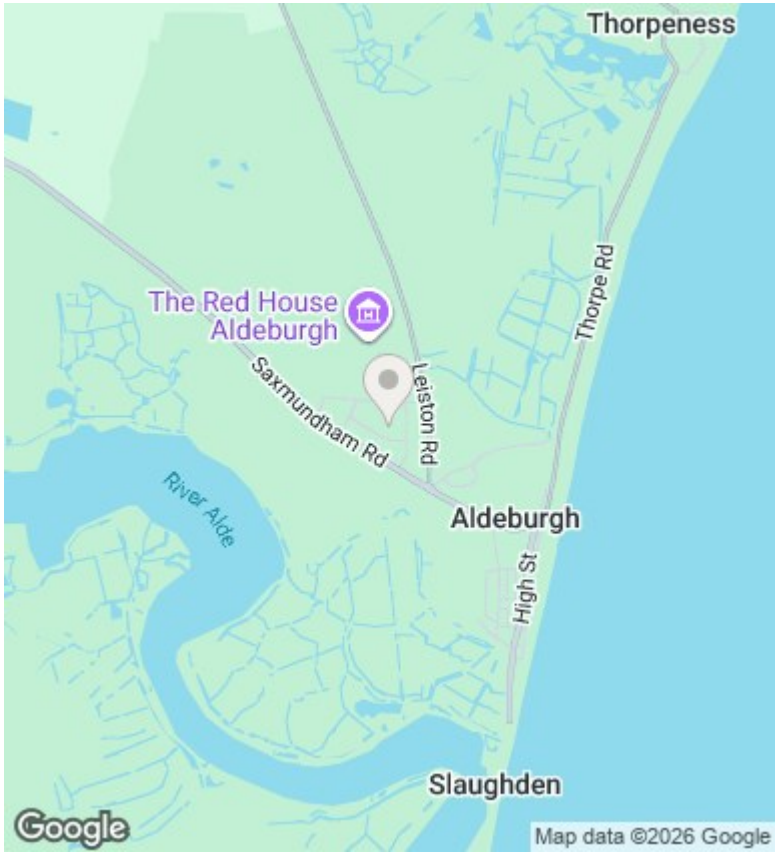
FIXTURES AND FITTINGS

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



Total area: approx. 110.2 sq. metres (1185.7 sq. feet)

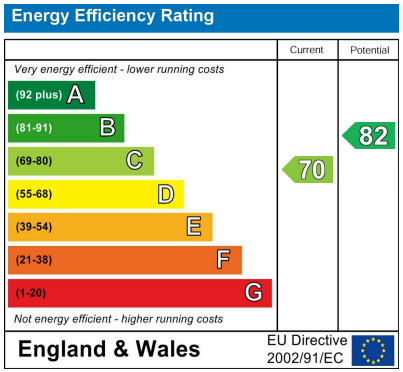


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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