



Aldeburgh, Suffolk

Guide Price £725,000

- Substantial Detached Bungalow
- En Suite & Bathroom
- Gas Central Heating
- Garden Approaching 1/2 an Acre
- Carriage Driveway
- EPC - D
- Three Bedrooms & Office
- Private Gardens

Linden Road, Aldeburgh

We are delighted to be able to offer for sale this detached three-bedroom bungalow set in beautiful gardens with a plot measuring 0.42 acres (sts). The property benefits from a spacious lounge/diner, fitted kitchen, garden room with cosy roof and detached garage with workshop. Anyone who is a keen gardener will look no further. 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: E



Tenure

Freehold

Outside

An exceptionally attractive frontage welcomes you to the property, with a sweeping carriage driveway framed by mature planting and established greenery. Vehicle access continues down the side of the home to the garage.

To the rear, the generous garden is both beautifully maintained and wonderfully private — a true haven for keen gardeners and those who enjoy outdoor living.

Entrance Hallway

A welcoming entrance hallway featuring attractive parquet flooring and access to a substantial loft space above via hatch. Useful built-in storage cupboard.

Living Room

Centred around a charming log burner, the living room offers a warm and inviting atmosphere while remaining wonderfully bright, thanks to large windows and patio doors that draw in natural light.

Dining Room

A dedicated dining space with a convenient serving hatch from the kitchen and pleasant views overlooking the rear garden.

Kitchen

Fitted with a range of units at both eye and base level, complemented by integrated appliances. A skylight above fills the room with natural light.

Garden Room

A superb addition to the home, this spacious garden room feels

seamlessly connected to the outdoors through surrounding windows and sliding doors. One section is thoughtfully arranged as a utility area with plumbing and sink facilities.

Bedroom One

An impressive principal bedroom offering generous proportions and the benefit of an en suite. Windows to both the front and rear provide lovely garden outlooks and an abundance of natural light.

En Suite

Comprising WC, wash hand basin, and heated towel rail.

Bedroom Two

A spacious double bedroom complete with built-in wardrobes.

Bedroom Three

Featuring parquet flooring and a window overlooking the attractive frontage.

Bathroom

Well-appointed with bath, WC, wash hand basin, bidet, and walk-in shower. Frosted windows provide natural light while maintaining privacy.

Office

A peaceful workspace overlooking the rear garden — ideal for home working or study.

Agent Note

The property benefits from a substantial loft space, which is extensively boarded and currently provides excellent storage. Subject to the necessary permissions, there is clear potential for conversion.

Outgoings

Council Tax Band Currently E

SERVICES

Mains Gas, Water, Electricity & Sewage

Viewing

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

Email: aldeburgh@flickandson.co.uk

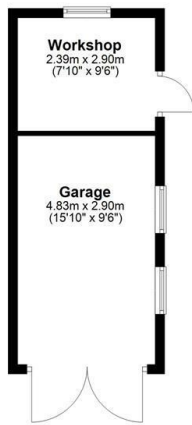
Tel: 01728 452469

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.



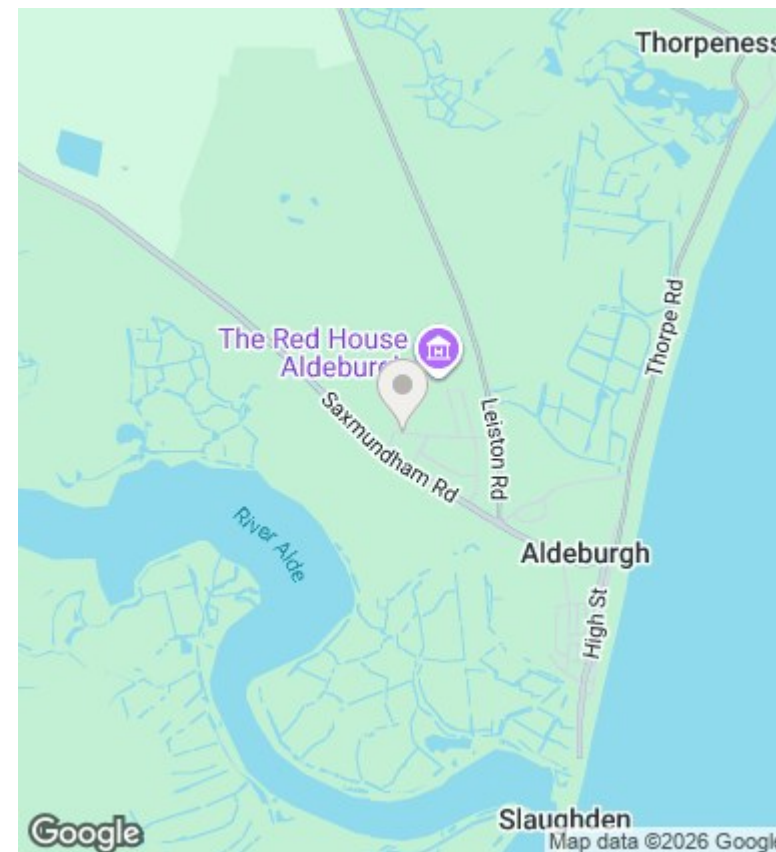




Ground Floor
Approx. 149.9 sq. metres (1613.0 sq. feet)



Total area: approx. 149.9 sq. metres (1613.0 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 |
|--|----------|-------------------------|-----------|
| <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