



Aldeburgh, Suffolk

Offers In Excess Of £650,000

- Elegant Family Home with Delightful Cottage Garden
- Reception Hall & Ground Floor Shower Room
- Close to Footpaths to Aldeburgh Marshes & Beach
- Gas Central Heating & Double Glazing
- Fitted Kitchen/Dining Room
- The Perfect Family Home
- Ample Parking, Garage Electric Car Charge Point
- 2 Reception Rooms & 4 Bedrooms
- EPC -

Leiston 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: E



DESCRIPTION

Set within a generous and beautifully landscaped garden, this individual detached family home offers both elegance and comfort in a highly sought-after location on the edge of town.

With attractive rendered and colour washed elevations beneath multiple pitched plain tiled roofs, the property sits well back from the road, approached via a driveway providing ample off-road parking and access to a detached garage complete with electric vehicle charging point.

An oak-framed porch provides a welcoming entrance into the spacious reception hall, where a striking staircase leads to the first floor. From here, doors open to two delightful reception rooms — the first featuring a deep bay window overlooking the garden, folding doors open to the second with an elegant brick fireplace and wood-burning stove, creating a warm and inviting focal point. Casement glazed doors open onto a wide paved terrace, with pergola offers a fine view over the magnificent cottage-style garden beyond.

The garden itself is a true highlight — beautifully designed with meandering footpaths, a wealth of mature planting, and a large 20' x 10' greenhouse, providing an idyllic backdrop for relaxation or outdoor entertaining.

At the rear of the house, the spacious kitchen/breakfast room is fitted with an excellent range of storage units and generous work surfaces, with two sets of casement glazed doors leading directly to both the terrace and garden. Adjoining the kitchen is a walk-in pantry and a ground-floor shower room for added convenience.

Upstairs, the home offers four well-proportioned bedrooms, all served by a family bathroom, completing this impressive and well-balanced layout.

This elegant and individual home combines timeless style with practical family living, set in a tranquil garden environment just moments from the amenities of the town.

TENURE

Freehold

SERVICES

Mains gas, electricity, water and drainage

OUTGOINGS

Council Tax Band currently E

VIEWING ARRANGMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20993/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.





GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.

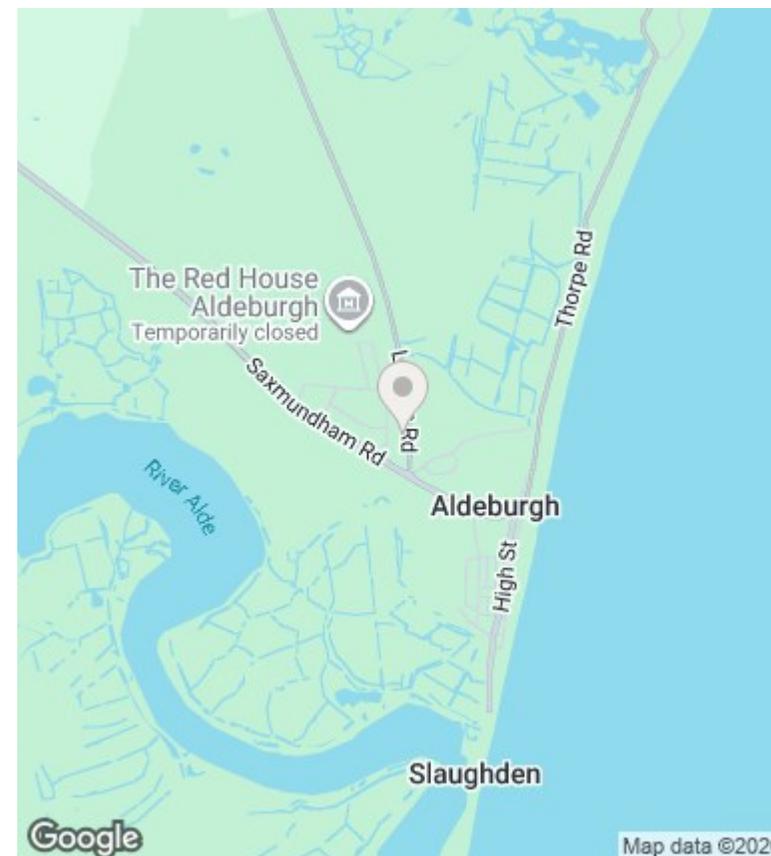


1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.



TOTAL FLOOR AREA : 1359 sq.ft. (126.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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			
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