

JENNIE JONES

EST. 1993

ESTATE AGENTS



ALDEBURGH ROAD

Aldringham | Suffolk

£450,000

NEWBURY, ALDEBURGH ROAD, ALDRINGHAM, IP16 4PR

Aldeburgh - 2 miles
Saxmundham Station - 4 miles
Woodbridge - 12 miles

- Entrance Hall ● Sitting Room ● Dining Room ●
- Kitchen ● Utility Room ● Shower room ●
- Two Ground Floor Bedrooms ● Two First Floor Bedrooms ●
- Landing ● Shower Room ●
- Generous Gardens ● Garage & Parking ●

The Property

A front entrance door opens into a welcoming entrance hall, with stairs rising to the first floor and access to the principal ground floor accommodation.

The sitting room is positioned to the rear of the property, providing a comfortable and well proportioned reception space. Also to the rear, the dining room enjoys views over the garden and woodburning stove, with doors opening out, creating an ideal setting for both everyday living and entertaining.

A newly fitted kitchen offers a range of base and wall mounted units with worksurfaces over, benefitting from integrated appliances.

The two generous ground floor bedrooms are located to the front of the property enjoying bay windows.

On the first floor, the landing leads to two further well proportioned bedrooms and a shower room.

Outside to the front a gravel driveway provides parking for several cars. The rear garden is enclosed and laid mainly to lawn with established boarders and hedging. A variety of useful sheds and outbuildings. Together with Garage.

A charming detached home with exceptional garden space



The Location

Aldringham is a highly regarded Suffolk village, situated just a short distance from the popular coastal town of Aldeburgh, known for its beach, independent shops and restaurants. The nearby town of Leiston offers a range of everyday amenities including supermarkets, schooling and a leisure centre.

The area is well placed for access to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty, with a wealth of walking and cycling routes. Other nearby destinations include Thorpeness and Snape Maltings, both renowned for their unique character and attractions.

Services

Mains gas, electricity, water

A private drainage system.

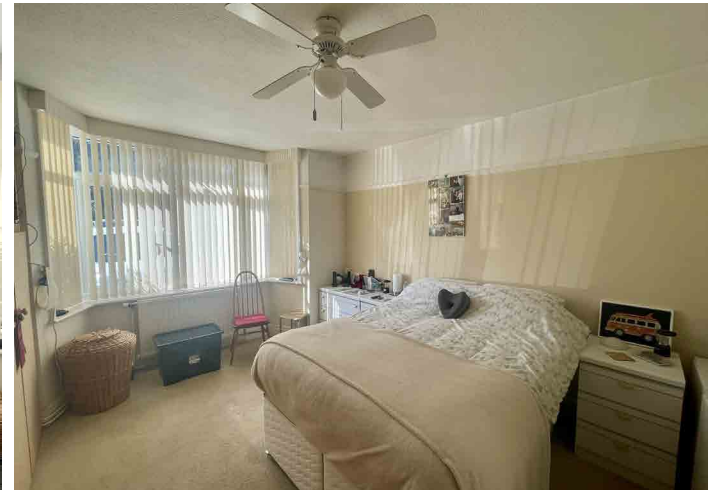
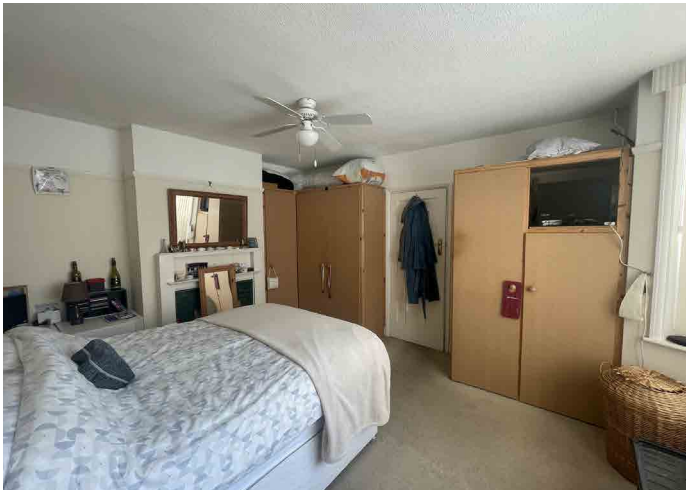
Gas-fired central heating with radiators

UPVC double glazing

Local Authority and Council Tax Band

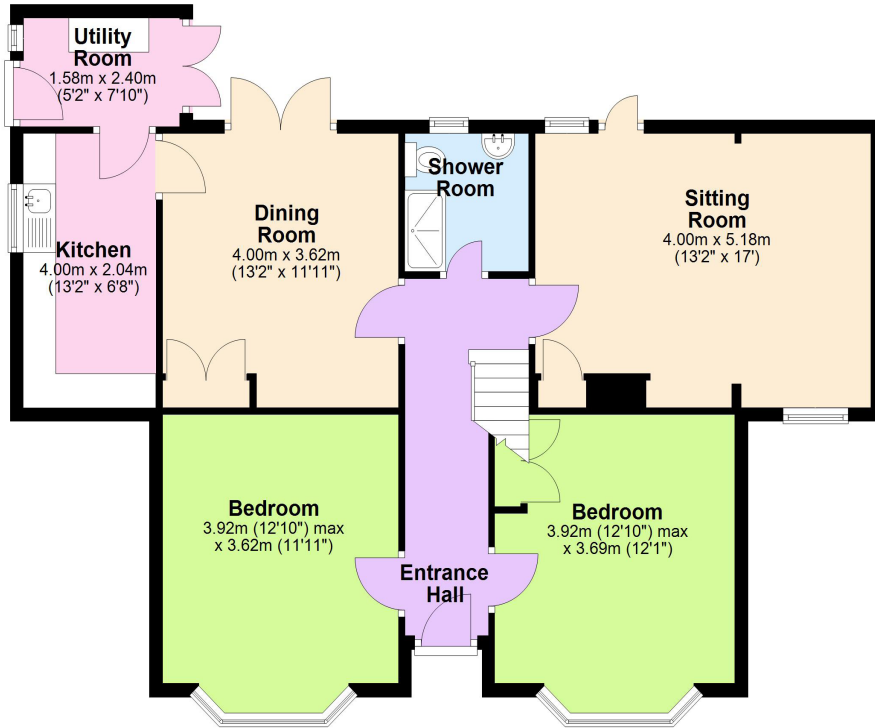
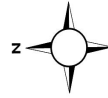
East Suffolk Council - Council Tax Band D

EPC Rating: D



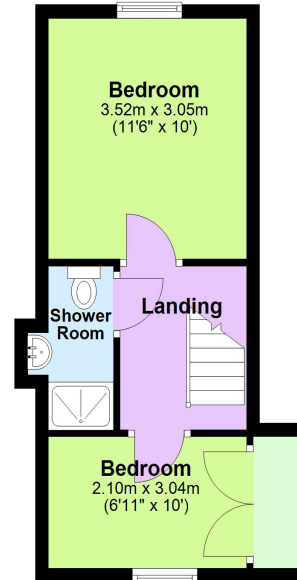
Ground Floor

Approx. 91.1 sq. metres (980.1 sq. feet)



First Floor

Approx. 26.2 sq. metres (282.2 sq. feet)



Total area: approx. 117.3 sq. metres (1262.3 sq. feet)



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