Flick & Son
Coast and Country







Aldeburgh,

Guide Price £795,000

- No Onward Chain
- Private Gardens and Ample Parking
- One/Two Reception Rooms
- View of the Golf Course from First Floor
- Ground Floor Master Bedroom
- Two Conservatories
- Versatile Accommodation
- Two/Three Further Bedrooms
- EPC- C

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

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Golf Lane, Aldeburgh

A substantial individual detached chalet Bungalow in sight of the golf course. 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.

4 2 1 C

Council Tax Band: F





DESCRIPTION
Nestled on a generous plot along the exclusive and tranquil Golf Lane, Green Gables is a spacious, individually designed detached chalet bungalow offering a rare combination of privacy, charm, and superb access to nature complete with a view toward the golf course.

INTERIOR HIGHTLIGHTS AND ACCOMMODATION
A welcoming entrance hall with a large cloakroom and ample storage leads to a stunning galleried landing above, offering a grand first impression.
The accommodation includes:

Ground Floor Principal Bedroom with a large front-facing window and an en-suite shower room featuring a modern white suite with stylish wall and floor tiling.

Generous Kitchen fitted with classic Shaker-style units, woodblock-effect worktops, and integrated appliances including a double electric oven, electric hob with extractor, and concealed fridge and freezer.

Impressive Dual-Aspect Living Room – A bright and expansive space with windows on three sides, elegant parquet flooring, and a charming brick fireplace with a wood-burning stove. Two sets of patio doors open to individual conservatories, seamlessly connecting indoor and outdoor living.

Flexible Second Reception Room – Ideal as a formal dining room or home office, with direct access to a utility room equipped with a sink, storage, and plumbing for a washing machine, as well as access to the rear garden. Across the hallway is a Stylish Ground Floor Bathroom featuring a four-piece white suite, including a panelled bath, separate shower, WC, and pedestal hand basin, with full floor and wall tiling and a built-in airing cupboard enabling this reception room to double as a bedroom if required.

Upstairs, the spacious galleried landing is filled with natural light from twin roof lights and leads to a large eaves storage cupboard and two spacious double bedrooms, each with dormer windows providing views across the adjoining golf course.

OUTSIDE
Green Gables is approached via Golf Lane from Leiston Road, bordering the golf course. Screen from the lane by high hedgerow and long shingle driveway with lawns to either side leads to the front of the property and a large parking/turning area. Either side of the driveway. A wide shingle pathway and further lawn leads to the rear garden with wide shingle area adjoins to the two conservatory and lawn interspersed with shrubs and a number of raised beds.

TENURE
Freehold

OUTGOINGS
Council Tax Band currently F

SERVICES
Mains gas, electricity and water. Drainage TBA

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: 20903/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.









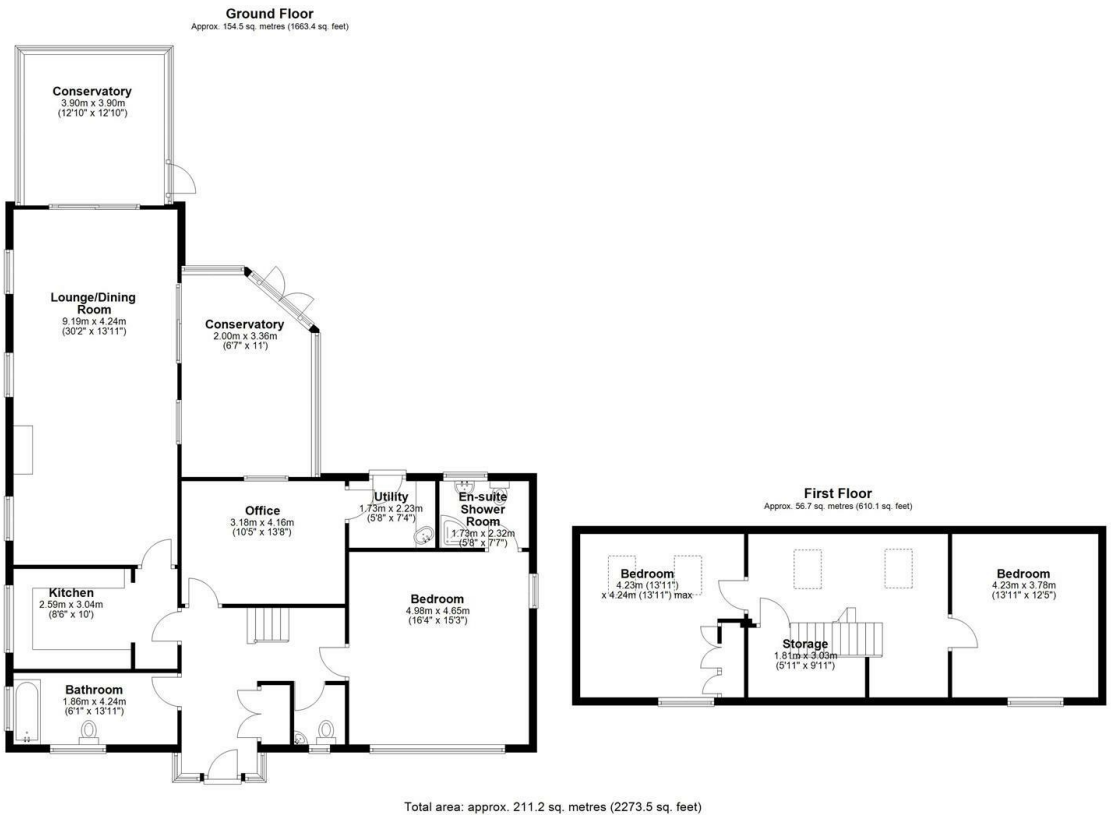

IN THE SAND
NOT ON THE
PLANET.



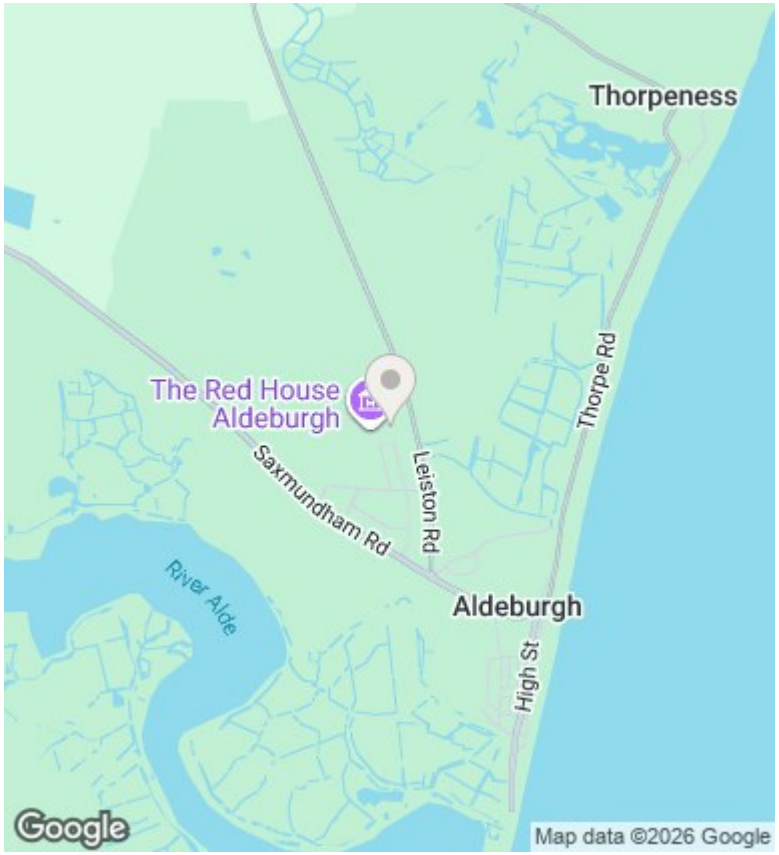








Total area: approx. 211.2 sq. metres (2273.5 sq. feet)

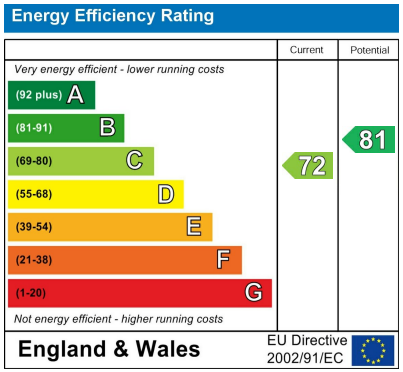


Conveyancing, Surveys & Financial Services

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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