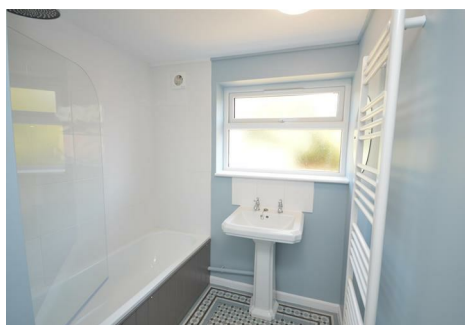


# Flick & Son

Coast and Country



Friston ,

Rent: £1,450 Per Month,


Council Tax: Band D

- Semi-detached
- Two generous reception rooms
- Three double bedrooms
- EPC: C
- Sorry no smokers

- Recently renovated
- Newly-fitted kitchen
- Garage & parking
- Holding deposit: £334.61



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

#### DESCRIPTION

Flick & Son are pleased to offer for rent this gorgeous, recently renovated three bedroom semi-detached home located in the sought-after village of Friston.

#### ACCOMMODATION

Step inside this beautifully presented family home, where generous living space and stylish modern finishes combine perfectly for contemporary living.

The ground floor comprises an exceptionally spacious living room alongside a stunning newly fitted kitchen designed to be the heart of the home. A second versatile reception room would be ideal as a dining room, home office or additional living space. Completing the downstairs accommodation is a convenient WC.

Upstairs, the property continues to impress with a wonderful master bedroom enjoying peaceful views over the garden, accompanied by two further spacious double bedrooms and a modern family bathroom featuring a shower over the bath.

Outside, the home boasts a lovely good-size rear garden along with a smaller front garden. There is also the benefit of a garage and off-street parking.

The property is heated vis oil fired central heating. It has an EPC rating C.

#### LOCATION

Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.

#### AVAILABILITY

The property is available from 2nd June 2026.

Council Tax; Band D

Deposit required: £1,673.07

Sorry, no smokers

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

01728 839771

lettings@flickandson.co.uk

appointments@flickandson.co.uk