Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £425,000

- No Onward Chain
- Off Street Parking
- Courtyard Garden
- Two Bedrooms
- Walking Distance to High Street and Seafront
- Double Glazing
- Integral Garage
- Ensuite to Principal Bedroom
- EPC - D

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Alde Lane, Aldeburgh

A unique detached home with versatile accommodation a few paces from the town steps of the historic seaside town of Aldeburgh. 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 a 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.

2 2 2 D

Council Tax Band: C

DESCRIPTION

This unique detached modern home is ideally located just a short stroll from the top of the town steps, the high street, and the seafront of this renowned seaside town. The property boasts versatile accommodation, complete with gas central heating and double glazing.

On the ground floor, you'll find a fitted kitchen and a lobby that leads to a reception room. This room is adaptable and can serve as either a breakfast room or a bedroom, and it also provides access to a large integral garage.
Upstairs, the first floor features a spacious principal bedroom with an ensuite bathroom, as well as a large sitting/dining room and a second bedroom. All of the first-floor rooms benefit from high semi-vaulted ceilings, enhancing the sense of space and light.

Outside, the property offers a block-paved parking area, and a gated passageway leading to a charming courtyard garden. The garden is perfect for outdoor living, with a south-facing pergola or open summer house, ideal for relaxing and enjoying the outdoors. This home combines modern living with a prime location, making it a truly desirable property.

ACCOMMODATION

KITCHEN

Side entrance door. Tiled floor and staircase rising to the first floor landing, storage cupboard below. Fitted with a range of base and wall cupboards, wood block work surfaces with upstands and composite single drainer sink unit. Fitted NEFF appliances include electric oven, microwave and hob with cooker hood over. Plumbing for washing machine. Windows to front and side elevations.

LOBBY

Tiled floor, cloaks hanging area. Gas fired central heating boiler.

SHOWER ROOM

Suite comprising tiled shower cubicle, hand basin and W.C. Tiled floor, heated towel rail.

RECEPTION/BEDROOM

A versatile room which may be utilised as a breakfast/dining room, sitting room or ground floor bedroom. Connecting door to the garage. Window to front elevation.

FIRST FLOOR

LANDING

Storage cupboard. Roof light.

SITTING/DINING ROOM

Window to front elevation and roof light to the rear.

BEDROOM

Window to front elevation.

ENSUITE

Suite comprising panel bath with shower, hand basin and W.C. Roof light, tiled floor, heated towel rail.

BEDROOM

Window to front elevation.

OUTSIDE

A block paved forecourt provides off road parking and access to the integral garage with remote up & over entrance, power points, lighting and connecting door to the ground floor accommodation.
A secure hand gate opens to a passageway leading past the entrance door to a paved courtyard garden, enjoying a southerly aspect and timber open summer house.

TENURE

Freehold.

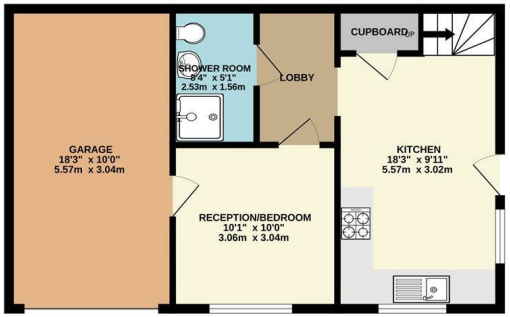
OUTGOINGS
Council Tax Band currently C.

SERVICES
Mains gas, electricity, water and drainage.

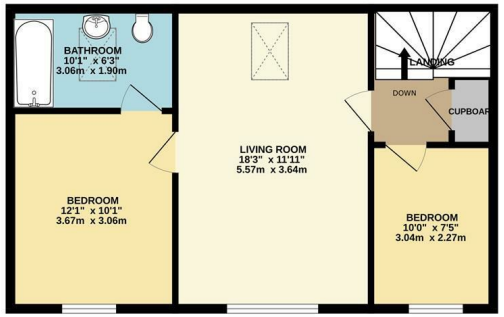
VIEWING ARRANGEMENT
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20757/RDB.

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
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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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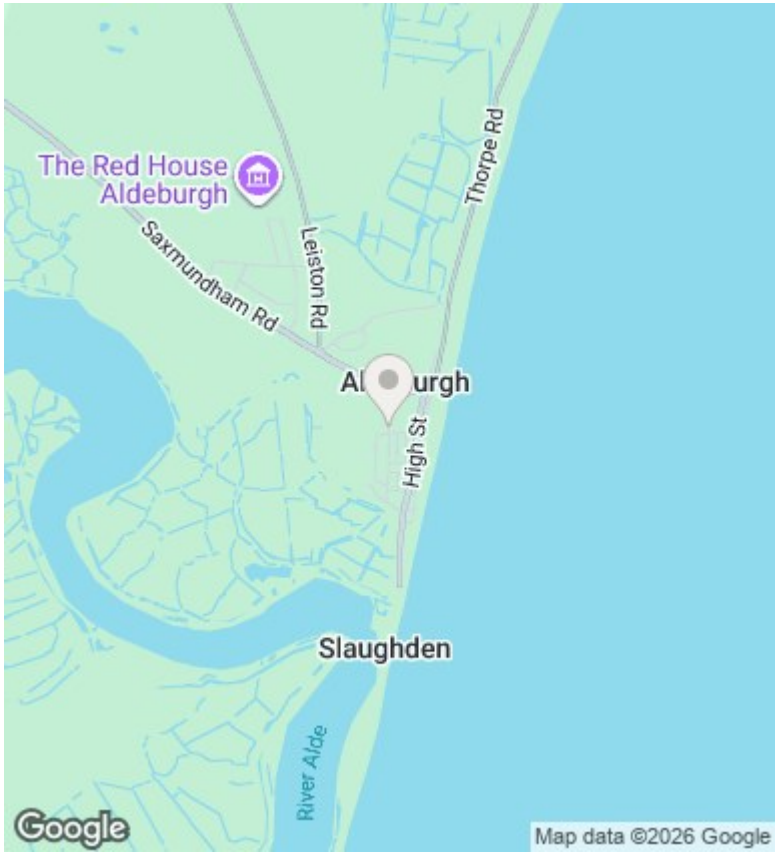

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, 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

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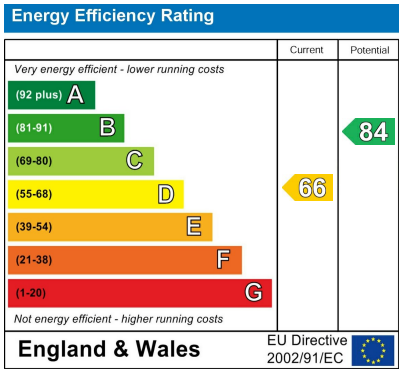

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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