



## Friston, East Suffolk

Guide Price £370,000

- No Onward Chain
- 2 Bedrooms
- Fitted Kitchen , Utility Room
- Ample Parking and Garage
- Sitting/Ding Room
- Garden Room
- Oil Fired Central Heating
- Private Gardens
- EPC - E

# Donkey Lane, Friston

A charming and well presented individual detached cottage style bungalow set in private gardens.

Friston is located in the heart of Suffolk's Heritage Coast and benefits from a popular public house The Chequers. Friston is approximately four miles from the popular seaside town of Aldeburgh which has a lively High Street full of both independent and national shops and eateries supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham provide further High Street shopping and supermarkets, the latter of these towns contains a branch railway station that with a change at Ipswich provides a route to London Liverpool Street.



Council Tax Band: B



## DESCRIPTION

Tucked away along quiet Donkey Lane, a private unmade road on the southern edge of Friston village, Reed Cottage offers a rare opportunity to enjoy tranquil country living within easy reach of the coast. This delightful single-storey detached home sits behind a wide shingle driveway with ample parking, turning space, and access to a generously proportioned detached garage.

A shingle pathway bordered by lawn and colourful planting leads to a wide paved terrace framed by brick retaining walls and well-stocked flowerbeds. From here, a traditional stable door opens into the welcoming entrance hall, leading through the length of the cottage.

Inside, the accommodation flows beautifully, with two comfortable bedrooms—one enjoying views over the rear garden, and the other benefiting from a lovely double aspect to both front and back. A well-proportioned bathroom includes both a bath and a separate shower.

At the heart of the home is the inviting living room, featuring the focal point of a fireplace, a dining area with archway to the kitchen, and French-style casement doors opening directly onto the rear garden. The kitchen is fitted with classic Shaker-style units, wood-effect work surfaces, and a built-in electric oven and hob. A large cupboard houses the recently installed Grant oil-fired central heating boiler. Beyond, a practical utility area with plumbing for a washing machine leads into a bright garden sitting room, enjoying double-glazed windows and doors that open to the rear garden.

Outside, the gardens are a true highlight. The front garden is laid to

lawn with mature borders brimming with flowering plants and shrubs, screened from Donkey Lane by a hedgerow for privacy. A side pathway leads to the rear garden, which offers a blend of lawn, paved terraces, and gravel pathways—perfect for outdoor dining, gardening, or simply relaxing in the peaceful surroundings. The boundaries are attractively screened by a variety of conifers, providing a private and sheltered setting.

With its secluded position, generous gardens, and charming character features, Reed Cottage offers an ideal retreat only short dive to the coast at Aldeburgh

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## SERVICES

Mains electricity water and drainage

## VIEWING ARRANGEMENTS

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 20/RDB.

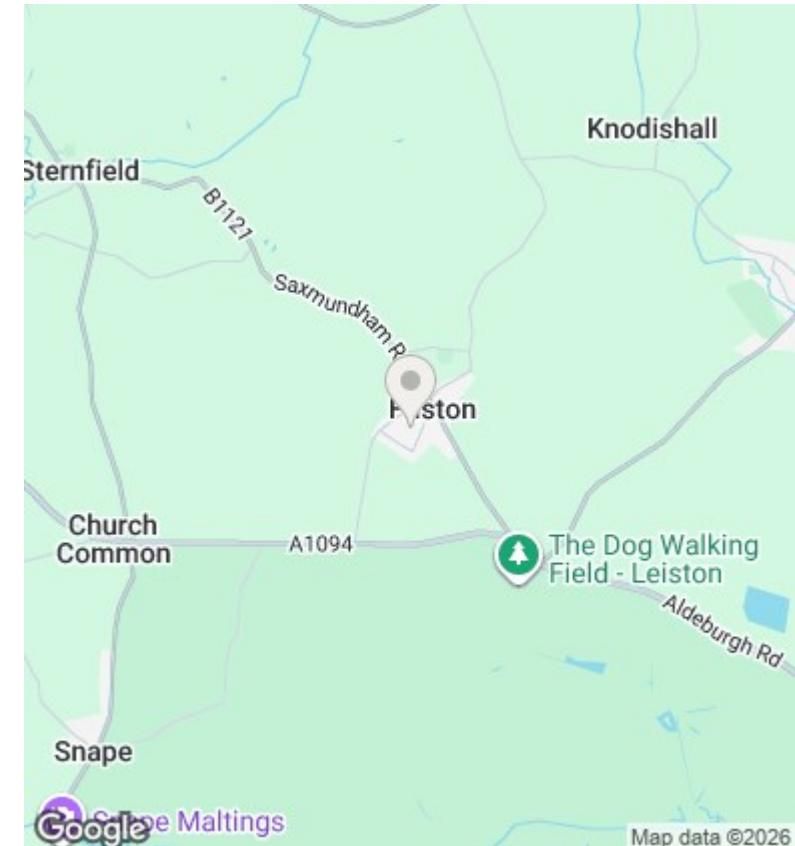
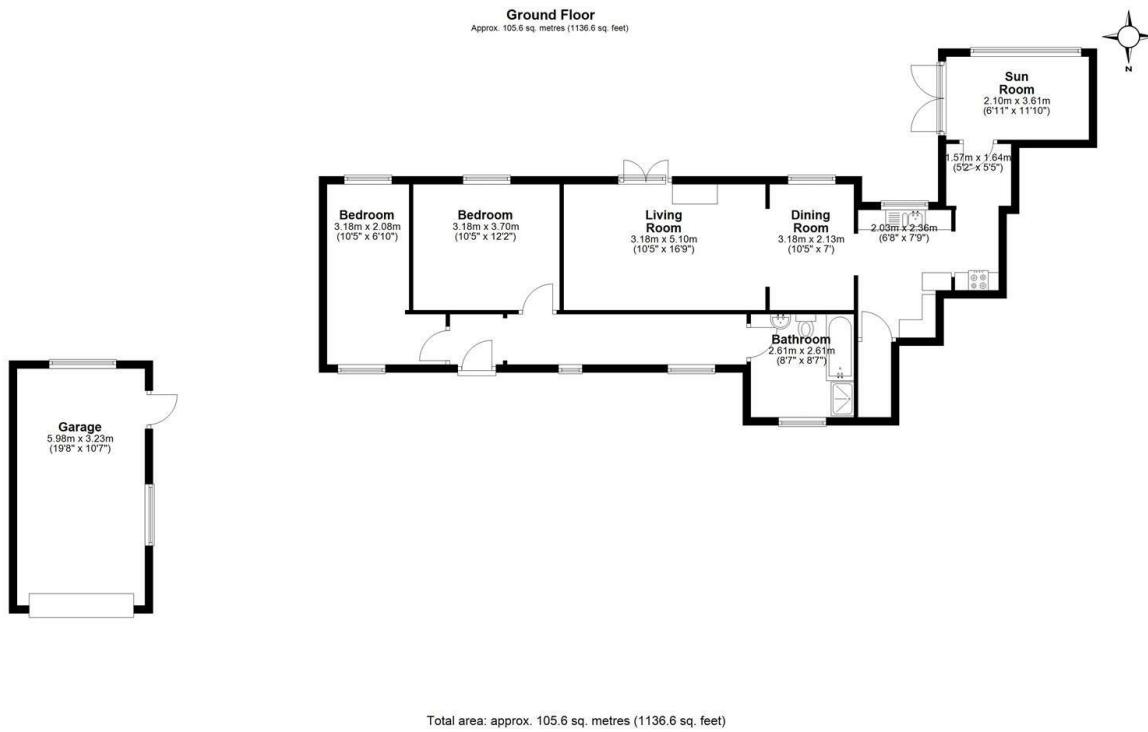
## FIXTURES AND FITTINGS

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







## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	77
(81-91)	B	
(69-80)	C	
(55-68)	D	43
(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](http://www.epcregister.com)