Flick & Son
Coast and Country







Aldeburgh,

Offers In Excess Of £600,000

- No Onward Chain
- Dining/Second Reception Room
- Driveway and Garage
- Gas Central Heating and Double Glazing
- Kitchen/Breakfast Room and Utility Room
- Private Gardens
- Double Aspect Living Room
- Large Principal Bedroom with Ensuite
- EPC -

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

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Eagle Drive, Aldeburgh

A particularly spacious detached bungalow with private gardens in a peaceful cul de sac. Aldeburgh is 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.

3 2 2

Council Tax Band: E





DESCRIPTION

Occupying a peaceful cul-de-sac position in this ever-popular and highly regarded location, approximately a mile from the town centre, this particularly spacious detached bungalow offers well-proportioned and versatile accommodation, complemented by attractive gardens and a convenient location within a short drive of the renowned coastal town of Aldeburgh.

Traditionally constructed with attractive brick elevations beneath a pitched concrete tiled roof, the property benefits from gas-fired central heating and double glazing throughout.

An impressive reception hall, featuring polished oak flooring and two useful storage cupboards, provides an excellent introduction to the accommodation, with the oak flooring continuing through to the two principal reception rooms.

The generously proportioned, double-aspect sitting room is a particularly appealing space, enjoying a large bow window overlooking the front garden and patio doors opening directly onto the rear garden. A centrally positioned fireplace, with tiled hearth and a charming stove-style electric fire, creates an attractive focal point.

The second reception room is accessed through elegant panelled glazed double doors from the hallway. This versatile room features fitted bookshelves and storage cabinets to either side, together with patio doors providing further access to the rear garden, making it ideal as a formal dining room, family room or additional sitting room.

The kitchen is fitted with an attractive range of white gloss-fronted storage cupboards complemented by wood-block effect work surfaces. Integrated appliances include a Miele electric double oven, gas hob with glass and stainless-steel cooker hood above, and an integrated NEFF dishwasher. There is ample space for a dining table, with pleasant views over the rear garden. An adjoining door leads to a spacious utility room, fitted with ample storage cupboards and wood-block-effect work surfaces, plumbing for a washing machine and space for a tumble dryer. A glazed external door provides convenient access to the garden.

The bedroom accommodation comprises three well-proportioned rooms. The principal bedroom is particularly spacious, featuring a large bow window overlooking the front garden and a comprehensive range of fitted wardrobes, together with a generous Villieroy & Boch en-suite shower room.

The second bedroom overlooks the rear garden and benefits from fitted wardrobes, bookshelves and additional storage. The third bedroom is currently arranged as a study, with a built-in desk, storage beneath, fitted shelving and fitted wardrobe together with a window overlooking the front garden.

Completing the accommodation is a family bathroom fitted with a Villieroy & Boch white three-piece suite comprising a panelled bath with shower over, wash hand basin, WC and useful built-in storage.

Outside, the property enjoys an attractive front garden, predominantly laid to lawn and complemented by mature shrubs and footpaths. A block-paved driveway provides ample off-road parking and leads to an attached single garage. Pedestrian gates to either side of the bungalow give access to the rear garden.

The mature and private rear garden is a delightful feature of the property, being principally laid to lawn with paved pathways and a patio area, ideal for outdoor entertaining and relaxation. Further features include an ornamental pond, an abundance of flowering plants and established shrubs, raised beds, a greenhouse and garden shed.

In all, this is a particularly spacious and appealing detached bungalow, offering versatile accommodation, attractive mature gardens and excellent potential to enjoy a relaxed lifestyle in a peaceful and highly sought-after location, conveniently situated within a short drive of the centre of the renowned coastal town of Aldeburgh.

TENURE
Freehold

OUTGOINGS
Council Tax Band currently E

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: 21227/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.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant











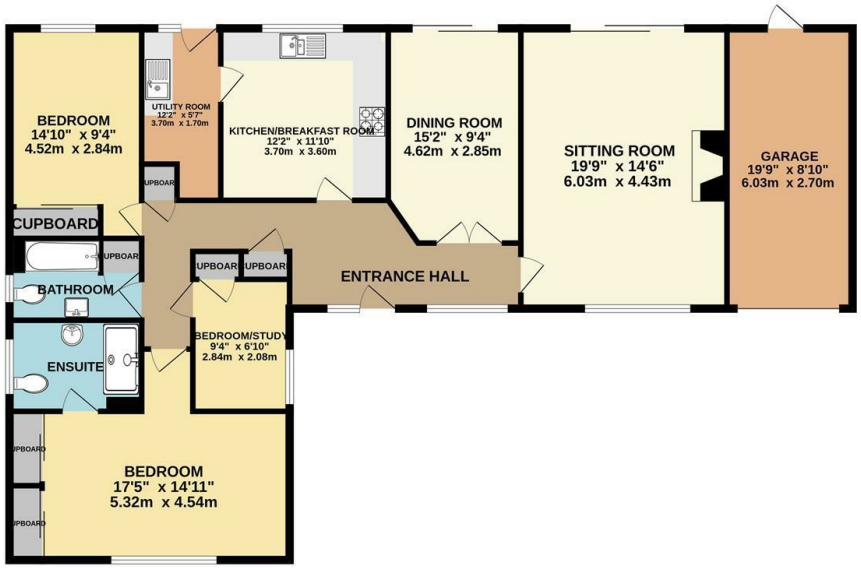






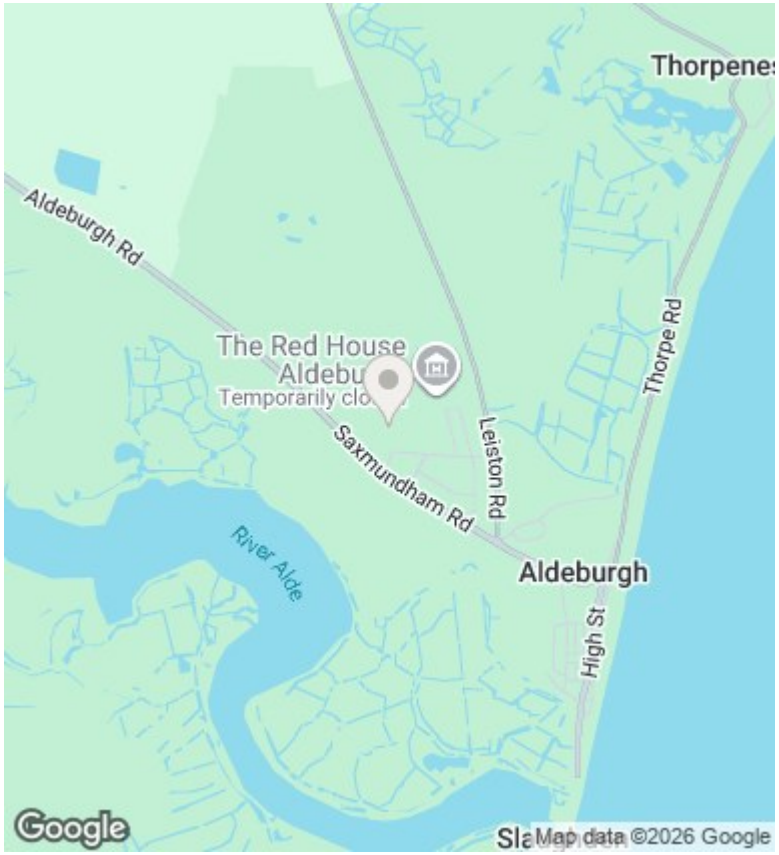


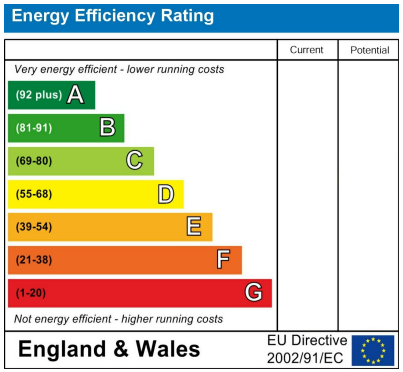
GROUND FLOOR
1511 sq.ft. (140.4 sq.m.) approx.



TOTAL FLOOR AREA : 1511 sq.ft. (140.4 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.
Made with Metropix ©2026





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

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469
aldeburgh@flickandson.co.uk
www.flickandson.co.uk