Flick & Son
Coast and Country

Aldeburgh, Suffolk

Guide Price £295,000

- Modernised family home
- Sitting Room with Fireplace
- Gas Central Heating and Double Glazing
- 3 Bedrooms
- Living/Dining Room Overlooking the Rear Garden
- No Onward Chain
- Fitted Kitchen with Integrated Appliances
- Driveway, Garage and Stores
- EPC -

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Folly End, Aldeburgh

A modernised semi detached family house with Off road parking garage and large garden. Aldeburgh is a fashionable seaside town in Suffolk's Heritage Coast an Area of Outstanding Natural Beauty and is known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.

3 1 2 D

Council Tax Band: C

DESCRIPTION

Offered for sale with no onward chain, this beautifully presented semi-detached family house is ideally situated in a quiet cul-de-sac, yet remains within easy walking distance of both the High Street and the seafront of this highly regarded seaside town.

Set well back from the road, the property enjoys a front lawned garden enclosed by a low brick boundary wall. A private driveway provides off-road parking and leads to a single garage, which is linked to the house via a covered walkway incorporating a kennel and useful storage area.

The accommodation benefits from gas-fired central heating and double glazing and has been extensively renovated throughout. Improvements include upgraded central heating and electrical systems, a modern fitted kitchen with integrated appliances, and a stylish replacement bathroom suite, all presented to a high standard.

GROUND FLOOR

The welcoming entrance hall features a staircase rising to the first floor with a storage cupboard beneath and doors leading to the principal reception rooms and kitchen.

The sitting room, positioned at the front of the property, enjoys views over the garden and features an open fireplace, creating a warm and inviting space. A connecting door leads through to a spacious living/dining room overlooking the rear garden, offering an ideal layout for both family living and entertaining, with direct access to the kitchen.

The kitchen is fitted with an extensive range of base and wall units complemented by work surfaces with upstands and a single drainer sink unit. Integrated appliances include an electric hob with glass splashback and cooker hood, electric double oven, concealed fridge/freezer, and washer/dryer. A useful larder cupboard provides excellent additional storage. A window overlooks the rear garden, while a side entrance/store offers access to the covered passageway, garage, and garden.

FIRST FLOOR

The first floor comprises three well-proportioned bedrooms, all well presented, together with a modern white bathroom suite.

OUTSIDE

To the rear, the property enjoys a generous and well-proportioned garden, laid mainly to lawn and enclosed by close-boarded panel fencing. Raised beds add interest and practicality, creating a pleasant outdoor space.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently C

SERVICES

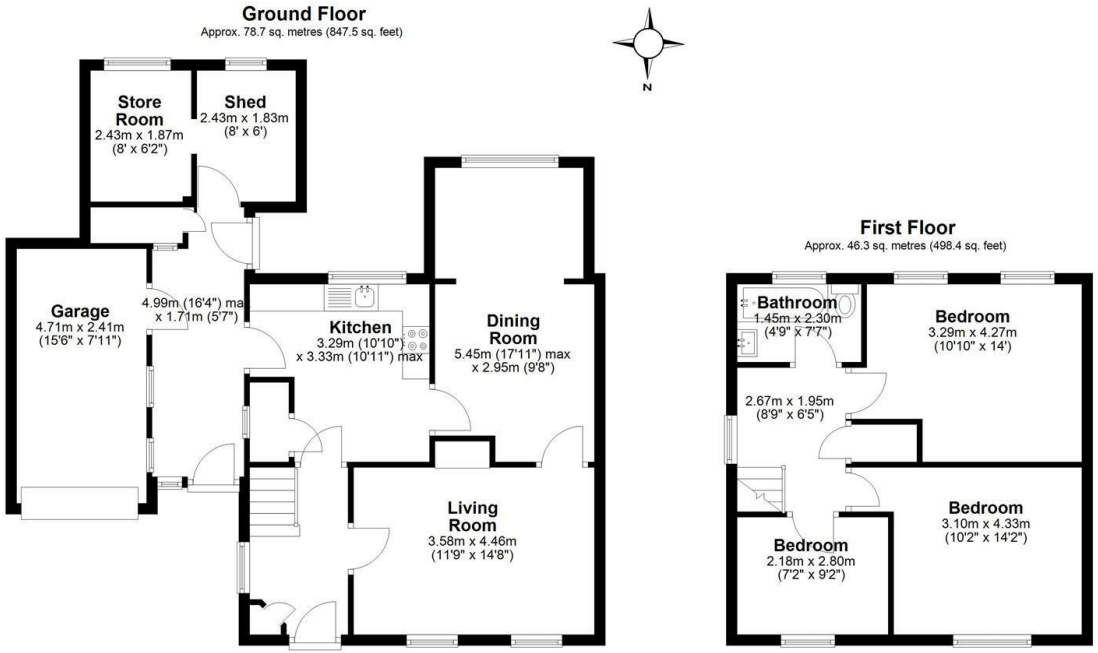
Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

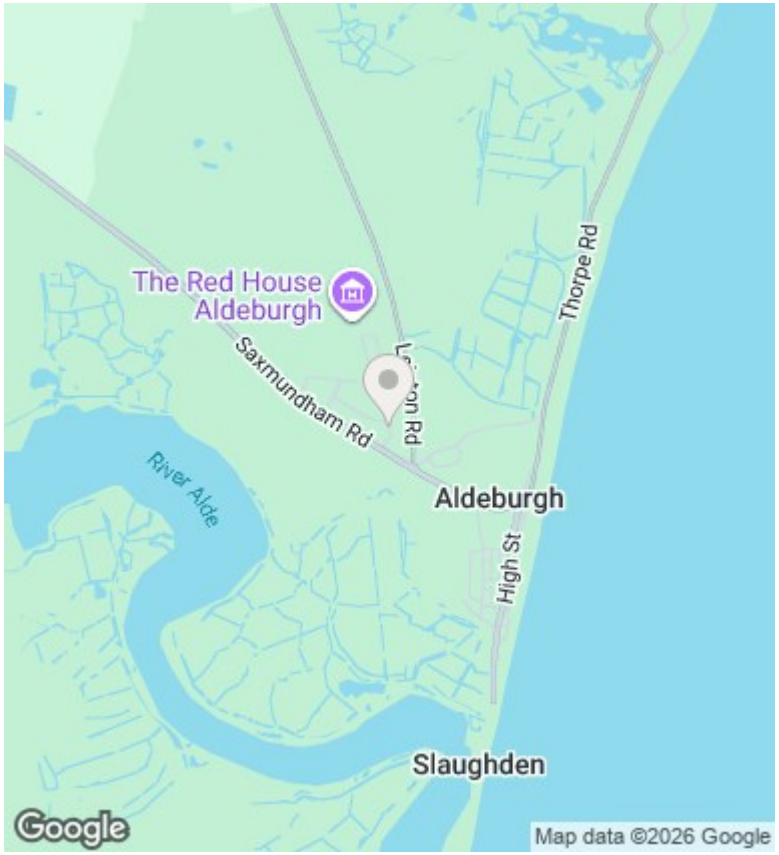
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20971/RDB.

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.



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

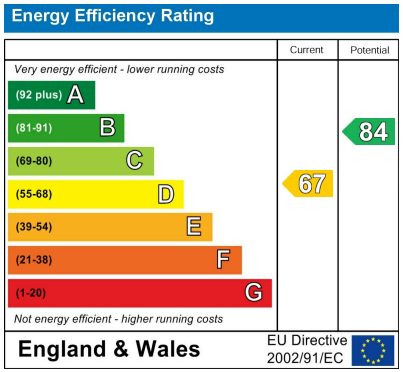


Conveyancing, Surveys & Financial Services

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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