Flick & Son
Coast and Country

Aldeburgh,

Guide Price £695,000

- Four Bedroom Detached House
- Walking Distance of Beach & Shops
- Solar Panels & Gas Central Heating
- Double Garage with EV Charger
- Living Room, Dining Room & Conservatory
- EPC - B
- En Suite, Bathroom & Cloakroom
- Kitchen & Utility Room

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Barley Lands, Aldeburgh

A spacious and characterful four-bedroom family home with double garage, solar panels, EV charging point and beautifully landscaped rear garden within walking distance from the High Street and sea front of Aldeburgh, an extremely popular seaside town. 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.

4 2 3 B

Council Tax Band:

Tenure
Freehold

Overview
1 Barley Lands is a particularly appealing Aldeburgh home, having formed part of the original Church Farm development in 1994. The property combines character and charm with generous, well-proportioned accommodation, making it an ideal family home.

Outside
The property has an attractive frontage, with brick steps leading to the front door. To the side is a double garage, with a driveway providing ample off-road parking. The property benefits from solar panels and an EV charging point.
To the rear, the beautifully maintained garden provides an attractive and private outdoor space, with established planting and a charming brick boundary wall.

Entrance Hallway
A light and welcoming entrance hall with staircase rising to the first-floor landing. Doors lead to the living room, dining room, kitchen and cloakroom.

Kitchen
The modern kitchen is fitted with a range of base and eye-level units, together with integrated appliances. There is ample space for a dining table, as well as useful built-in storage.

Utility Room
The utility room provides space for white goods and houses the sink and gas boiler. A rear door provides direct access to the garden.

Dining Room
A versatile second reception room, currently used as a dining room, with two windows providing plenty of natural light.

Living Room
A spacious and characterful principal reception room centred around an attractive feature fireplace with log burner. The room provides a warm and inviting space for relaxing and entertaining.

Conservatory
A generous conservatory with extensive windows overlooking the garden. Underfloor heating ensures the room can be enjoyed throughout the year, while patio doors open directly onto the rear garden.

First Floor Landing
The first-floor landing provides access to all four bedrooms and the family bathroom. There is also a loft hatch and useful airing cupboard.

Bedroom One
A generous double bedroom with two built-in wardrobes and a window overlooking the front of the property. The room benefits from a recently refurbished en-suite shower room.

En Suite
Recently renewed and finished in a contemporary style, the en-suite comprises a shower, wash basin, WC, heated towel rail and useful storage.

Bedroom Two
A well-proportioned double bedroom with a window overlooking the rear garden.

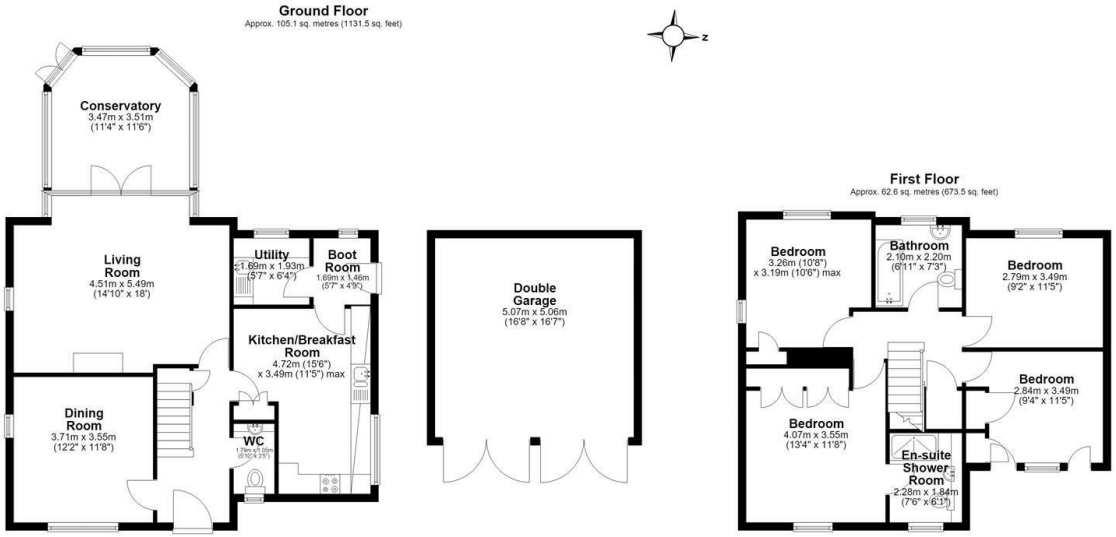
Bedroom Three
A further double bedroom with built-in wardrobe.

Bedroom Four
A bedroom with built-in wardrobe and useful eaves storage cupboards.

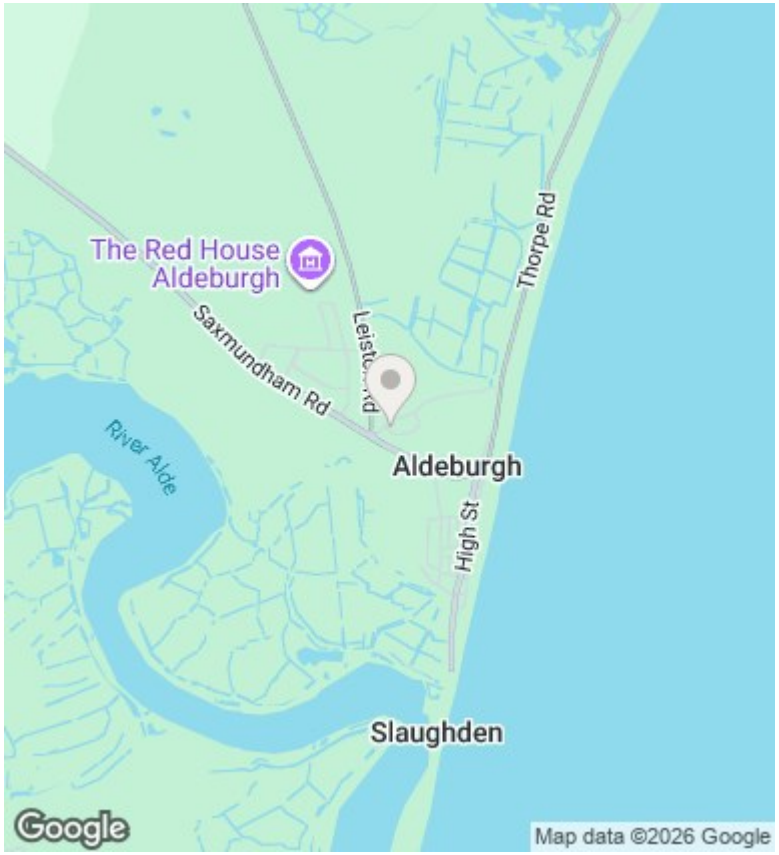
Family Bathroom
The family bathroom is fitted with a bath, wash basin, WC and heated towel rails, with a frosted window providing natural light.

Services
Mains Gas, Water, Electricity & Sewage

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.



Total area: approx. 167.7 sq. metres (1805.0 sq. feet)

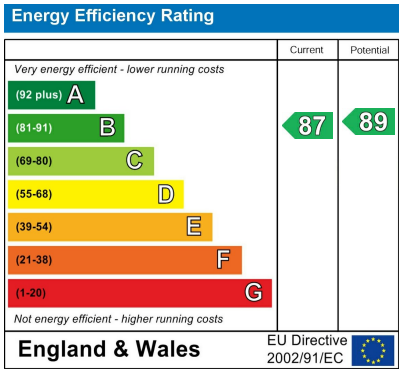


Conveyancing, Surveys & Financial Services

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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