



Aldeburgh,

Guide Price £450,000

- No Onward Chain
- Integral Garage & Driveway
- Gas Central Heating
- Three Bedrooms
- Good Sized Plot
- EPC - Awaiting
- En Suite & Bathroom
- Walking Distance to the Shops

Springfield Road, Aldeburgh

A Spacious Three Bedroom, Three Reception Room Detached Bungalow with Garage & Driveway in Aldeburgh, an extremely popular seaside town, renowned for its art and music festival which continue though out the year, connections with the composer Benjamin Britten, its sailing on the Rivers Alde and Ore and its heathland golf course. The High Street features an versatile 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.



Council Tax Band: D



Tenure

Freehold

Outside

The property enjoys an attractive frontage with a well-maintained lawn, mature hedging, and a generous driveway providing off-road parking for multiple vehicles, leading to the integral garage. Side access is available on both sides of the property, leading to a large, private rear garden featuring a patio seating area and an extensive lawn, creating an ideal space for outdoor entertaining and family enjoyment.

Garage

A spacious integral garage offering excellent versatility, whether for secure vehicle parking, workshop space, or potential conversion (subject to the necessary planning permissions and building regulations). The garage benefits from a window, a modern gas-fired boiler, and the property's consumer unit.

Entrance Hallway

A generous and welcoming entrance porch provides a bright first impression before leading through to a wide central hallway. Doors lead to the living room, kitchen, bedrooms, and family bathroom, while a useful airing cupboard is conveniently positioned adjacent to the kitchen.

Living Room

A spacious and inviting reception room centred around an attractive gas fireplace, with a large front-facing window allowing plenty of natural light and views over the front garden.

Kitchen

Fitted with a range of wall and base units providing ample storage

and workspace. A double-glazed window overlooks the conservatory and enjoys views across the rear garden.

Utility Space

A practical addition to the home, accessed from the kitchen, with an external door providing access to the side of the property and an internal door leading into the garage.

Dining Room

A well-proportioned dining room, ideal for entertaining or as a second reception room, enjoying pleasant views over the rear garden.

Conservatory

A bright conservatory overlooking the rear garden, with sliding doors opening onto the patio, creating an excellent indoor-outdoor living space.

Bedroom One

A generous principal bedroom with a large window overlooking the front aspect. The room benefits from a dedicated dressing area and a private en-suite shower room.

En Suite

Comprising a shower enclosure, wash hand basin, WC, heated towel rail, and a frosted window providing natural light and privacy.

Bedroom Two

A spacious double bedroom overlooking the rear garden, complete with fitted wardrobes.

Bedroom Three

A well-proportioned third bedroom with a window to the side aspect and fitted wardrobes.

Services

Mains Gas, Water, Sewage & Electricity

Viewing

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469

Outgoings

Council Tax Band Currently D

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.





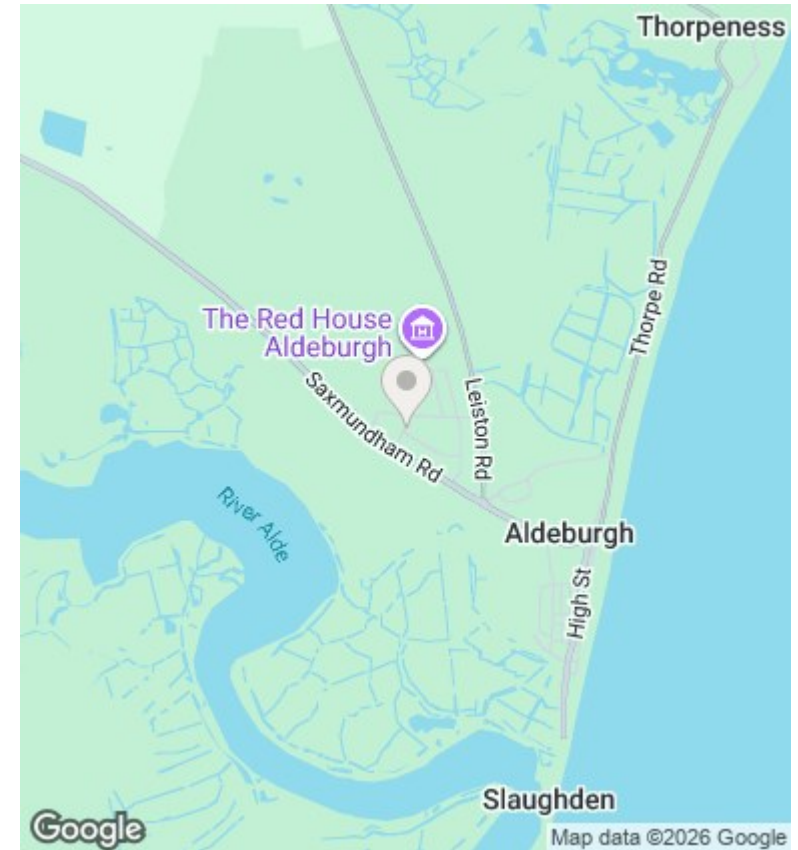
AWAITING FLOOR PLAN

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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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