



## Aldeburgh,

Guide Price £340,000

- No Onward Chain
- Newly Installed Kitchen
- Quiet Cul-De-Sac Location
- Two Bedroom Detached Bungalow
- Front & Rear Garden
- EPC - D
- Garage & Driveway
- Conservatory

# Silver Drive, Aldeburgh

A Detached Two-Bedroom Bungalow with Garage and Driveway in a Quiet Cul-de-Sac Location. Aldeburgh is 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.



Council Tax Band: D



## Tenure

Freehold

## Services

Mains Gas, Water, Electricity & Sewage

## Entrance Hallway

A welcoming entrance hallway with radiator and double storage cupboard. Doors lead to the living room, kitchen, bathroom, and both bedrooms, providing a practical and well-balanced layout.

## Living Room

A bright and spacious living room featuring two large east-facing double-glazed windows, allowing for an abundance of natural light. The room comfortably accommodates both seating and dining areas, centred around an attractive fireplace. Two radiators and a recently installed electric consumer unit complete the space.

## Kitchen

Fitted with recently installed modern units throughout, the kitchen is well-equipped with a double oven, induction hob with extractor above, and integrated fridge and freezer. There is a sink unit and plumbing for a washing machine. A double-glazed side door provides convenient external access, complemented by a single-glazed window.

## Bathroom

Comprising a walk-in shower, wash basin, and WC. Finished with a radiator and a frosted single-glazed window for natural light and privacy.

## Bedroom One

A generous double bedroom featuring a triple built-in wardrobe. A

double-glazed window overlooking the rear garden allows for plenty of light, with a radiator positioned beneath.

## Bedroom Two

A further double bedroom with a double built-in wardrobe, radiator, and double-glazed patio doors leading directly into the conservatory.

## Conservatory

Overlooking the rear garden, the conservatory provides additional versatile living space. With a radiator for year-round use and sliding doors opening onto the garden, it offers an ideal space for relaxing or entertaining.

## Outside

The property benefits from an attractive and well-maintained front garden, enhancing its kerb appeal. A long driveway provides ample off-road parking and leads to the front entrance, rear garden gate, and garage. The garage is supplied with electricity. The rear garden is a generous size and offers excellent potential for further landscaping or development, making it ideal for those looking to personalise their outdoor space.

## Outgoings

Council Tax Band currently D

## 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)

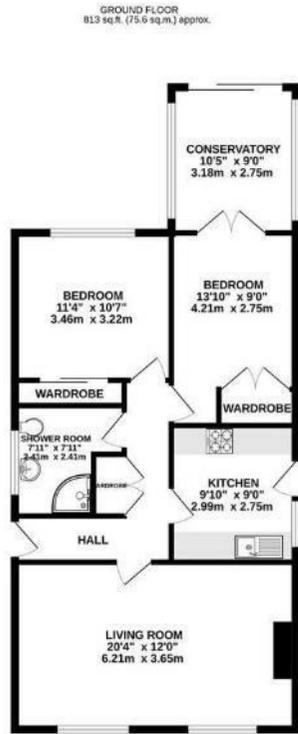
Tel: 01728 452469

## 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.







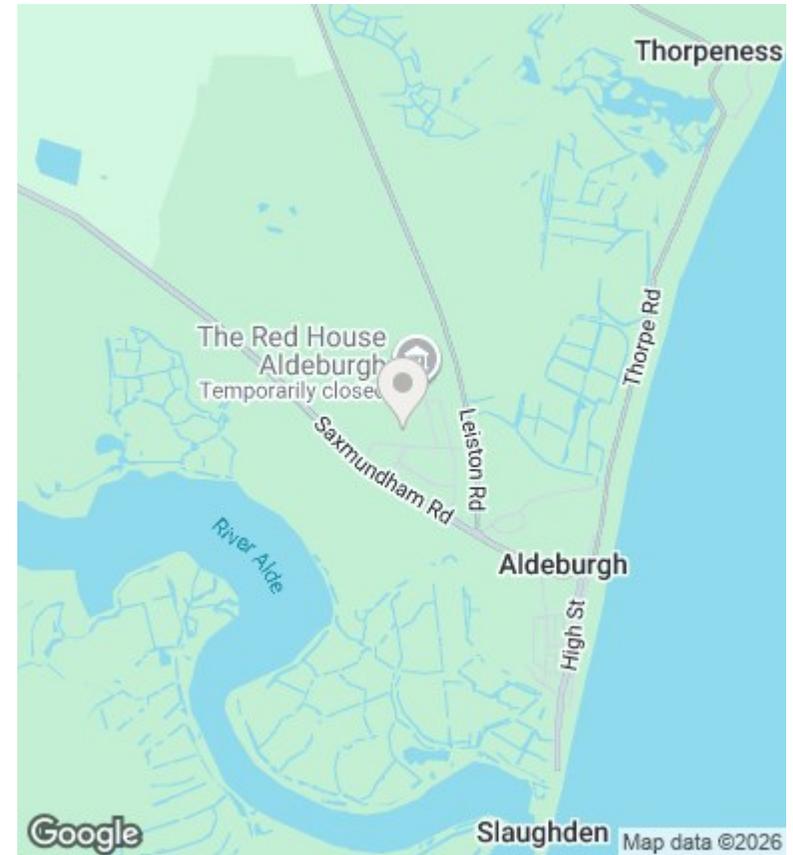
TOTAL FLOOR AREA: 813 sq.ft. (75.6 sq.m.) approx.

### 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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)