



## Aldeburgh,

Guide Price £360,000

- Walking Distance to High Street & Beach
- Covered Parking & Garage
- Walled Garden
- Four Bedrooms
- Kitchen/Dining Room
- Gas Central Heating & Double Glazing
- Excellent Family Home
- New Cloak & Bathrooms
- EPC - D

# Mariners Way, Aldeburgh

A spacious four bedroom semi-detached family home with wall garden walking distance to the High Street and sea front. 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: C



## DESCRIPTION

Situated in a sought-after location just a short walk from the town centre, 21 Mariners Way is a stylish and well-presented semi-detached family home. Constructed of attractive red brick with partial weatherboarding under a tiled roof, the property offers contemporary living in a quiet and convenient setting.

The bright and spacious accommodation is arranged over two floors. On the ground floor, a welcoming hallway leads to a newly fitted cloakroom, a kitchen/dining room, and a generously proportioned living room. Both the kitchen and living areas open directly onto a charming walled garden—ideal for relaxing or entertaining. The garden features a well-maintained lawn bordered by a variety of mature flowering plants and shrubs, creating a colourful and secluded outdoor space.

The rear garden is fully enclosed with direct access to the garage, which is reached via a carport and offers additional off-road parking.

The first floor landing leads to four bedrooms and a stylish re-fitted bathroom with separate shower.

This beautifully presented home combines comfort, convenience, and character—perfect for families or professionals seeking easy access to local amenities.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently C.

## SERVICES

Mains 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](mailto:aldeburgh@flickandson.co.uk)

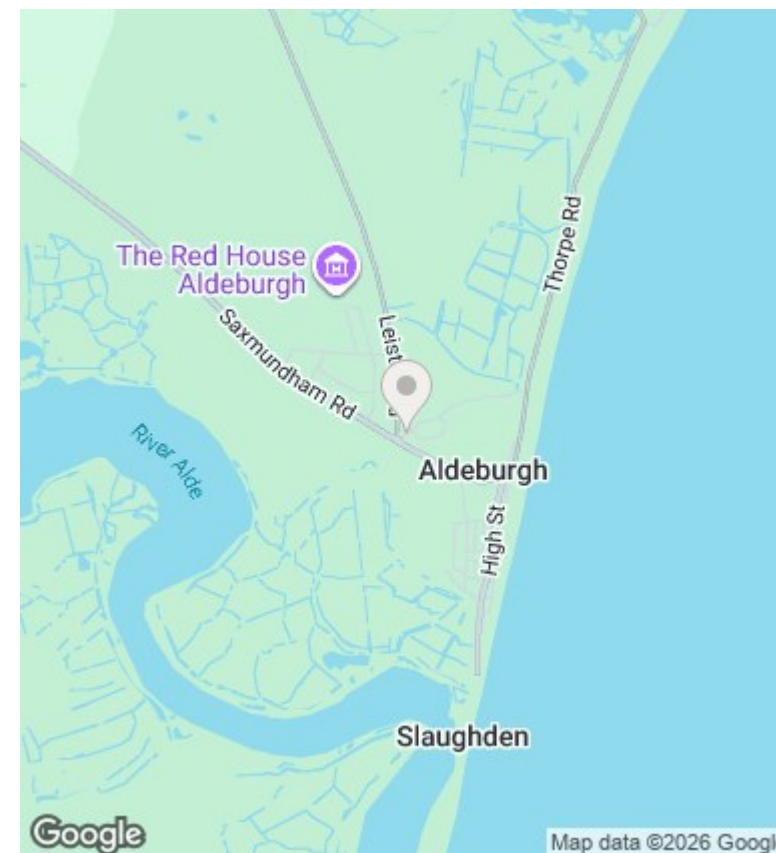
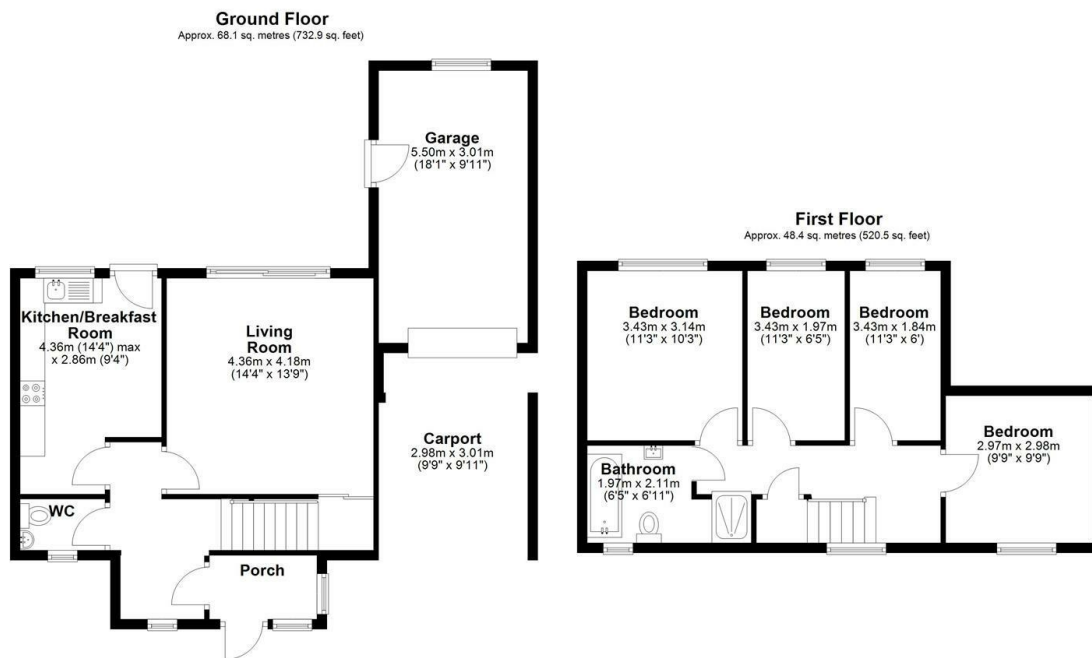
Tel: 01728 452469 Ref: 20878/RDB.

## 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.







## 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) <b>A</b>                          |           |           |
| (81-91) <b>B</b>                            |           | <b>86</b> |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>65</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| EU Directive 2002/91/EC                     |           |           |
| England & Wales                             |           |           |

## 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)