Flick & Son
Coast and Country







Aldeburgh,

Guide Price £595,000

- Completed Chain
- Two Off Road Parking Spaces
- Built in 2018
- Four Bedrooms
- Peaceful & Low Maintenance Garden
- EPC - B
- En Suite, Bathroom & Cloakroom
- Scandinavian Design

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Leiston Road, Aldeburgh

An exceptional four-bedroom detached home occupying a desirable corner plot on a private road off Leiston Road. Built in 2018 in an attractive Scandinavian style, this thoughtfully designed property offers bright, practical living with excellent storage throughout and is future-proof with wheelchair accessibility features. 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.

4 2 1 B

Council Tax Band: E





Tenure
Freehold

Property Overview
An exceptional four-bedroom detached home occupying a desirable corner plot on a private road off Leiston Road. Built in 2018 in an attractive Scandinavian style, this thoughtfully designed property offers bright, practical living with excellent storage throughout and wheelchair accessibility features.

Outside
The property is approached via a private road and benefits from two parking spaces to the front. Gated access is available on both sides of the house. Steps lead to the main entrance, while a separate ramped side entrance provides easy accessibility.
The rear garden is wonderfully quiet and peaceful, with several seating areas carefully positioned to enjoy different times of the day. Designed for low maintenance, the garden features attractive planting and patio areas, alongside a large brick storage outbuilding. The outdoor space is both practical and fully wheelchair accessible.

Entrance Hallway
A light, bright and airy entrance hallway with useful understairs storage cupboard. Doors lead to the cloakroom, open-plan kitchen/living area, and downstairs bedroom.

Kitchen Diner
Beautifully presented and open-plan to the living area, the kitchen is fitted with a range of base and eye-level units together with integrated Neff appliances, including a washer drier, dishwasher and double oven. There is a gas hob and additional space for a dining table, creating an ideal social and family space.

Living Room
A superb reception room centred around a stylish Heta log burner, flowing seamlessly from the kitchen area. Sliding doors open directly onto the rear garden, allowing plenty of natural light and an excellent connection to the outdoor space.

Downstairs Bedroom / Additional Reception Room
A highly flexible room that could serve as a generous principal bedroom with en suite, or alternatively as an additional reception room, study, or guest accommodation as currently arranged. Features include a large fitted wardrobe and a striking floor-to-ceiling east-facing window.

En Suite
A spacious and well-appointed en suite comprising a walk-in shower, WC, wash basin, heated towel rail, extractor fan, and frosted window overlooking the garden.

Cloakroom
Fitted with modern WC and wash basin units, radiator, extractor fan, and a cleverly designed storage cupboard above.

First Floor Landing
A bright landing area with a front-facing window allowing natural light to flood through. Two storage cupboards, together with additional built-in storage, make this a particularly practical space. Doors lead to all first-floor bedrooms and bathroom.

Bedroom Two
A spacious double bedroom featuring a striking vaulted ceiling, two Velux windows, and a tilt-and-turn door overlooking the garden, creating a wonderful sense of light and space.

Bedroom Three
Another attractive double bedroom with vaulted ceiling, built-in wardrobe, and tilt-and-turn window overlooking the front of the property.

Bedroom Four
A useful single bedroom with characterful vaulted ceiling and tilt-and-turn window overlooking the rear garden.

Bathroom
A beautifully finished bathroom fitted with modern units, walk-in shower, WC, and wash basin. Additional features include heated towel rail, extractor fan, and frosted window.

Services
Mains Gas, Water, Electricity & Sewage

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 E

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.








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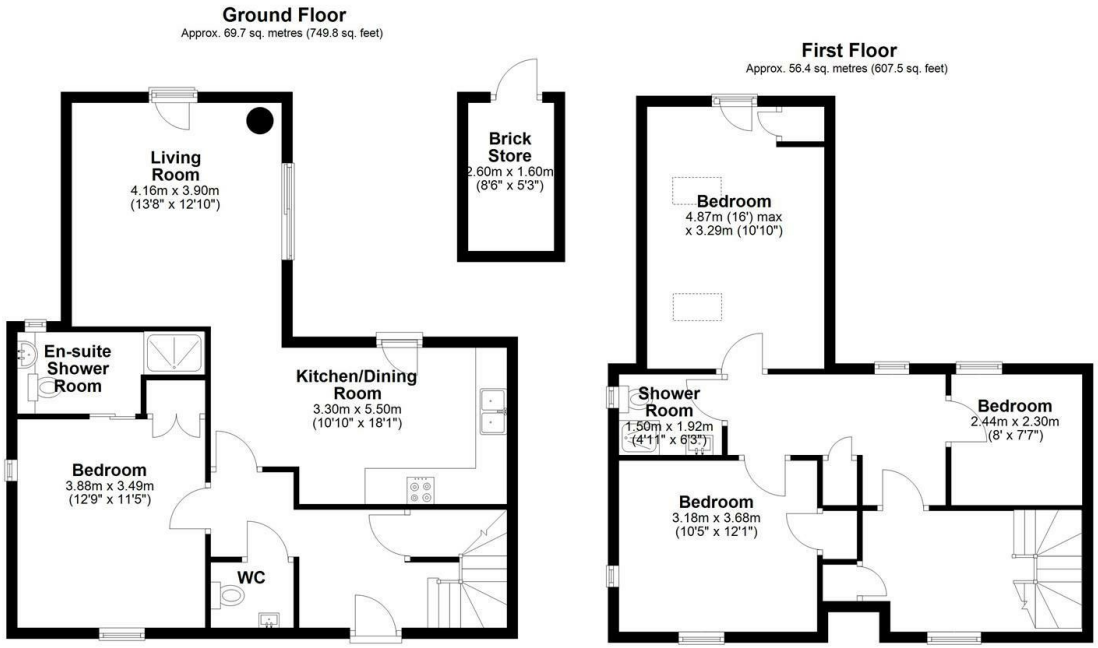












Total area: approx. 126.1 sq. metres (1357.3 sq. feet)

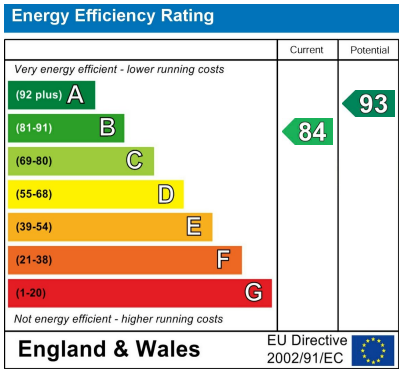


Conveyancing, Surveys & Financial Services

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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