



## Friston, Suffolk

Guide Price £595,000

- Great charm & character
- 3 Bedroom suites
- Beautifully presented
- EPC - D
- Secluded Location
- Close to Aldeburgh & Snape
- Double glazing
- Open plan kitchen/dining/living room
- South facing garden
- Oil central heating



# Chases Lane, Friston

A delightful cottage of exceptional quality having been restored and renovated to create a charming family home of great character nestled in secluded gardens at the southern end of the village. Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.



Council Tax Band: E



## DESCRIPTION

A delightful cottage of exceptional quality having been restored and renovated to create a charming family home of great character nestled in secluded gardens at the southern end of the village. The heart of the cottage features a large open plan kitchen/dining room/living room with well equipped stylish kitchen including a large island and fireplace with wood burning stove. The sitting room opens into the south facing garden and one of two staircases leads up to the principal bedroom suite. The cottage has three well proportioned bedrooms all with en suites. One on the ground floor and two off independent staircases, one of the landings making a cosy study or snug. The gardens enjoy a predominantly south facing aspect, lawn with well tended borders and a wealth of shrubs and screening hedgerow. On the west side is a wide paved courtyard ideal for alfresco dining and a large garden store.

## ACCOMMODATION

### ENTRANCE LOBBY

### CLOAKROOM

Hand basin with storage and W.C suite.

### KITCHEN/DINING/LIVING ROOM

Under floor heating. Brick fireplace with wood burning stove. Oak framed staircase rising to the first floor Landing/study. Windows overlooking the garden and courtyard. The kitchen area is fitted with range of base and wall cupboards, quartz work surfaces, butler sink with flex tap, tiled surrounds and integrated appliances.

### LOBBY AREA

With stable door from the courtyard and UTILITY/STORE ROOM.

## SITTING ROOM

Windows and French doors opening to the garden. Staircase rising to the first floor.

## UTILITY ROOM

Sink unit work surface, plumbing for washing machine and storage.

## BEDROOM

Windows overlooking the garden.

## EN-SUITE

Suite comprising hand basin and W.C. Tiled shower with hand held and over head showers.

## FIRST FLOOR

### LANDING

Staircase from sitting room.

### BEDROOM

Double aspect with vaulted ceiling and wardrobe recess

### EN-SUITE

Suite comprising panel bath with shower over, hand basin with storage below. W.C.

### LANDING/SNUG/STUDY

Staircase from the kitchen/dining/living room. Window overlooking the garden, part vaulted ceiling.

### ENSUITE

Suite comprising tiled shower cubicle, hand basin with storage and W.C.

### BEDROOM

Vaulted ceiling with roof light and window facing Chases Lane.



## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently E. Details can be obtained from the East Suffolk Council.

## VIEWING

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: 20437/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.



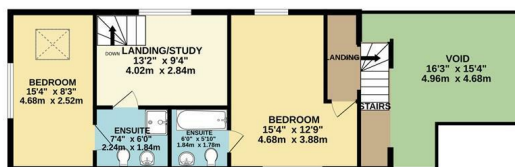




GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1534 sq.ft. (142.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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](http://www.epcregister.com)