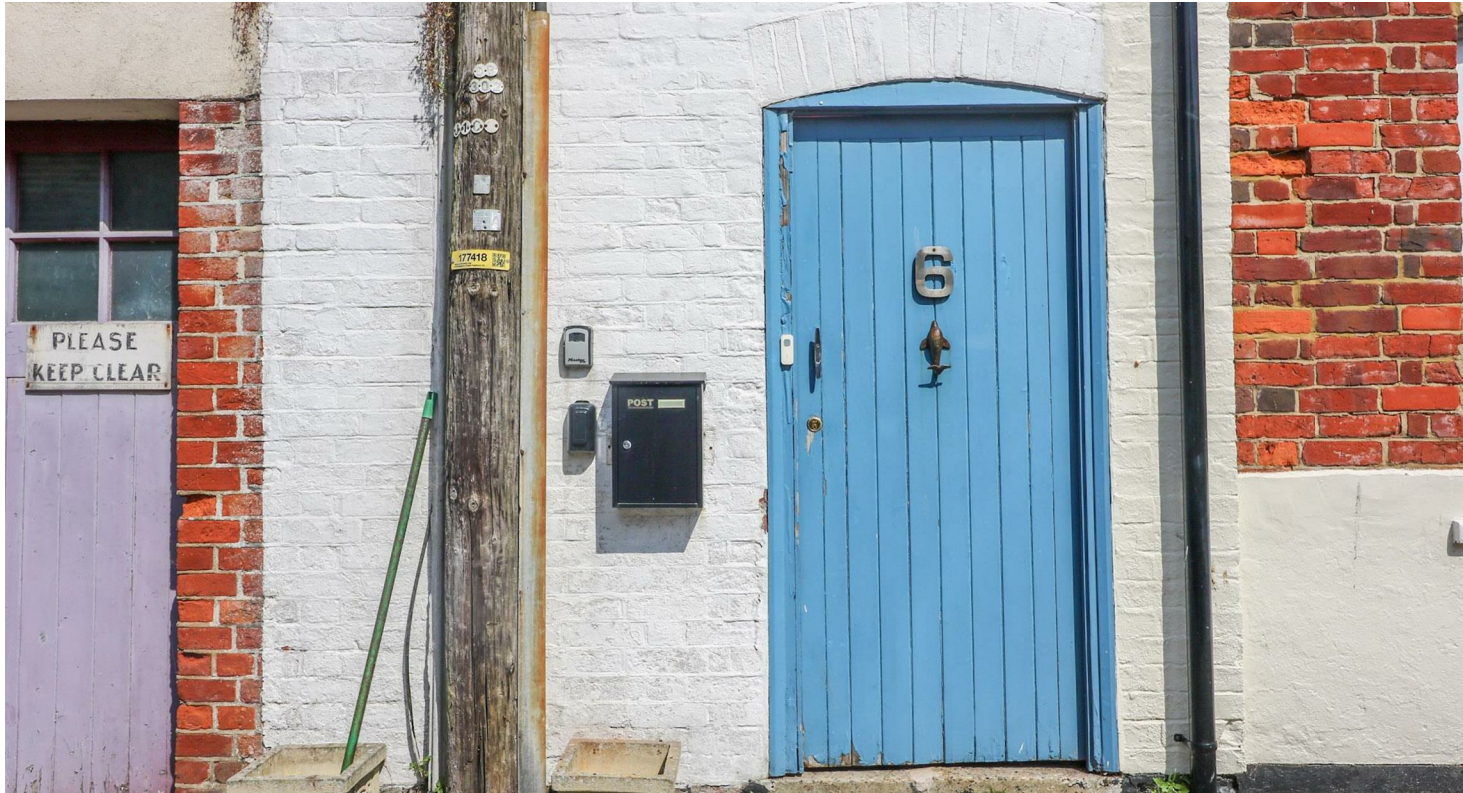




Aldeburgh,

Guide Price £350,000

- No Onward Chain
- Log Burner
- Electric Heating
- Three Bedrooms
- Upstairs W.C. & Downstairs Shower Room
- EPC - F
- Characterful Cottage
- Double Glazing

King Street, Aldeburgh

Tuckaway Cottage, a beautifully presented three-bedroom home full of character and natural light, located in the popular coastal town of Aldeburgh. 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: B



DESCRIPTION

Tucked away in a peaceful spot just moments from Aldeburgh's vibrant High Street and seafront, this beautifully presented three-bedroom home is full of character and natural light. Offering flexible living across two floors, the property features a welcoming entrance hall, a well-equipped kitchen, cosy living room with log-burning stove, three bedrooms, two W.Cs, and a private courtyard. This charming home offers a wonderful blend of comfort, style, and convenience in one of Suffolk's most sought-after seaside towns.

ENTRANCE HALL

Entered via a double-glazed glass front-door, the spacious entrance hallway sets a bright and welcoming tone with natural light from the overhead glazing. It features an electric radiator, spotlights for evening ambiance, and ample space for a coat rack & office area. From here, you'll find access to the kitchen, living room, shower room, and staircase to the first floor. Additional storage includes a cupboard under the stairs housing the immersion tank and another separate storage cupboard.

KITCHEN

The well-appointed kitchen includes base-level units, a corner dresser, and eye-level shelving for added storage and display. It features an integrated oven with an overhead extractor fan, washing machine, and dishwasher, as well as a heated towel rail and electric radiator. A side-facing window brings in natural light, complemented by overhead spotlights.

SHOWER ROOM (GROUND FLOOR)

Stylish and functional, the ground floor shower room includes a walk-in shower, wash basin, WC, heated towel rail, and a frosted window providing privacy and light.

LIVING ROOM

A cosy and inviting living room centred around a charming log-burning stove. A large double-glazed window overlooks the side elevation, while a rear door offers access to a right of way leading to an alleyway. Also features an electric radiator.

FIRST FLOOR LANDING

Accessed via a wooden staircase with a rope and timber handrail, the landing connects to all three bedrooms and an upstairs toilet. A large stairwell window floods the upper floor with natural light, creating a bright and airy space throughout.

BEDROOM ONE

A spacious double bedroom with a double-glazed window to the side, built-in wash basin, and electric radiator.

BEDROOM TWO

A comfortable bedroom with a side-facing window, built-in wash basin, and electric radiator. Also includes a useful cupboard with a hanging rail.

BEDROOM THREE

A charming third bedroom with a double-glazed window overlooking the front elevation, electric radiator, and corner wash basin.

UPSTAIRS W.C.

Conveniently located off the landing, the upstairs WC includes a double-glazed window to the side elevation.

OUTSIDE SPACE

The property is accessed through a secure gate into a private courtyard—ideal for storage—before entering the main front door.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains electricity, water and drainage. Electric heating.

VIEWING ARRANGEMENTS

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

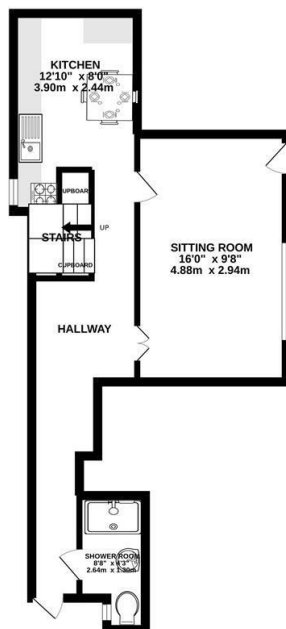
Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20905/RDB.

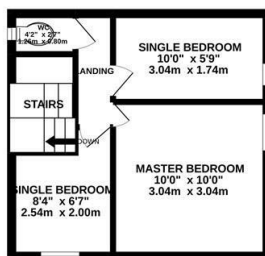
FIXTURES & FITTINGS

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
414 sq.ft. (38.5 sq.m.) approx.

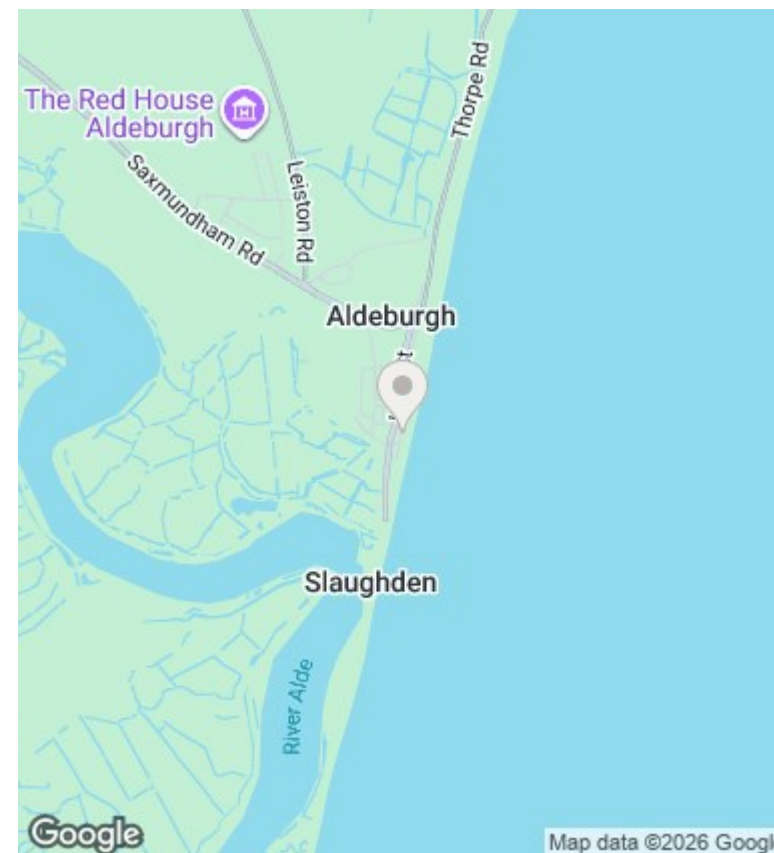


1ST FLOOR
259 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA: 674 sq.ft. (62.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 My Mortgage Planner for financial services, Fairweather Law, Stamford Legal and 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 fee for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Fixtures & Fittings

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	23	
(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

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.

Viewings

Viewings by arrangement only. Call 01728 452469 to make an appointment.