Flick & Son
Coast and Country

Aldeburgh,

Guide Price £475,000

- Attractive detached bungalow in a secluded yet convenient location, within walking distance of the town centre
- Private frontage screened by mature hedgerow, shrubs, and flowering plants
- Spacious kitchen/breakfast room, utility room, cloakroom, and conservatory
- Set well back from the road within a private setting
- Two well-proportioned bedrooms, both with fitted wardrobes
- Low-maintenance rear garden with patio, pergola, decking, and a separate vegetable garden with greenhouse and shed
- Resin-bonded driveway providing ample parking, turning space, and access to a garage
- Bright sitting room with bow window and wood-burning stove; separate dining room
- EPC - D

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Saxmundham Road, Aldeburgh

An individual detached bungalow in this sought after location walking distance from the town centre and sea front . 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 a 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.

2 1 2 D

Council Tax Band: D

DESCRIPTION

An attractive and individual detached bungalow, ideally positioned in a secluded yet highly convenient location within walking distance of the town centre.

Set well back from the road, the property enjoys privacy and charm, showcasing traditional Flemish bond brickwork beneath multiple pitched pantile roofs. Thoughtfully extended and remodelled, it offers a beautifully presented and versatile living space.

A resin-bonded driveway provides ample off-road parking, turning space, and access to the attached garage. The home is well screened from the road by a mature hedgerow, complemented by a delightful mix of shrubs and flowering plants.

Inside, the accommodation benefits from gas central heating and double glazing throughout. A welcoming entrance lobby with quarry-tiled flooring leads into the main hallway. The principal bedroom is positioned at the front and features a full-width range of fitted wardrobes, while the second bedroom overlooks the rear and also includes fitted storage.

The bathroom is well-appointed with a separate bath and shower, hand basin set within a vanity unit, and useful storage. The sitting room is bright and inviting, featuring a wide bow window overlooking the front garden and a charming fireplace with a wood-burning stove, with built-in shelving and cabinet to one side.

A spacious dining room, complete with fitted corner cabinet and a side-facing window, opens seamlessly into the kitchen. The generous kitchen/breakfast room is fitted with an extensive range of storage cupboards and drawers, ample work surfaces, and an electric oven, gas hob and one-and-a-half bowl sink.

The tiled flooring continues into a practical utility room, which offers additional storage, worktops, and an airing cupboard. The utility room connects to a cloakroom and a paneled glazed door lead into the conservatory—a bright and airy space with double glazing and casement doors opening onto the rear garden.

The rear garden is predominantly hard-landscaped for ease of maintenance, featuring an extensive paved patio, raised brick and timber sleeper borders filled with plants and shrubs, and a charming timber pergola with decking. Beyond, and discreetly screened, lies a productive vegetable garden with raised beds, a greenhouse, timber storage sheds.

TENURE

freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electricity, water and drainage

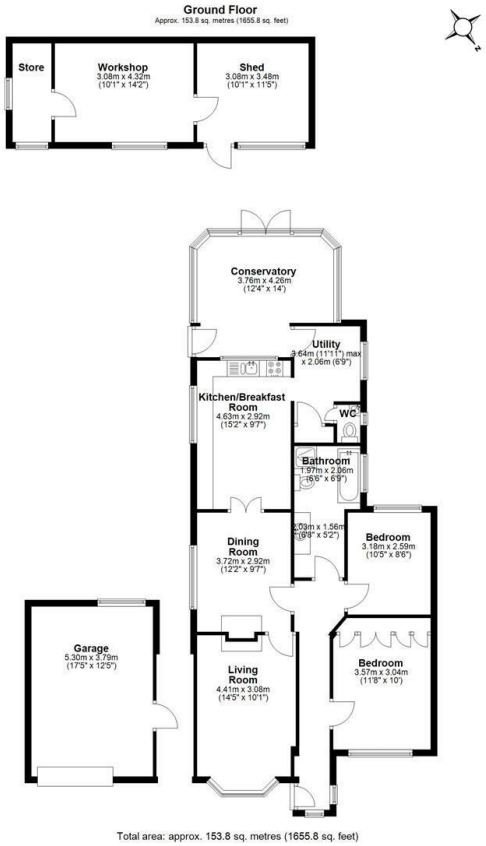
VIEWING ARRANGEMENTS

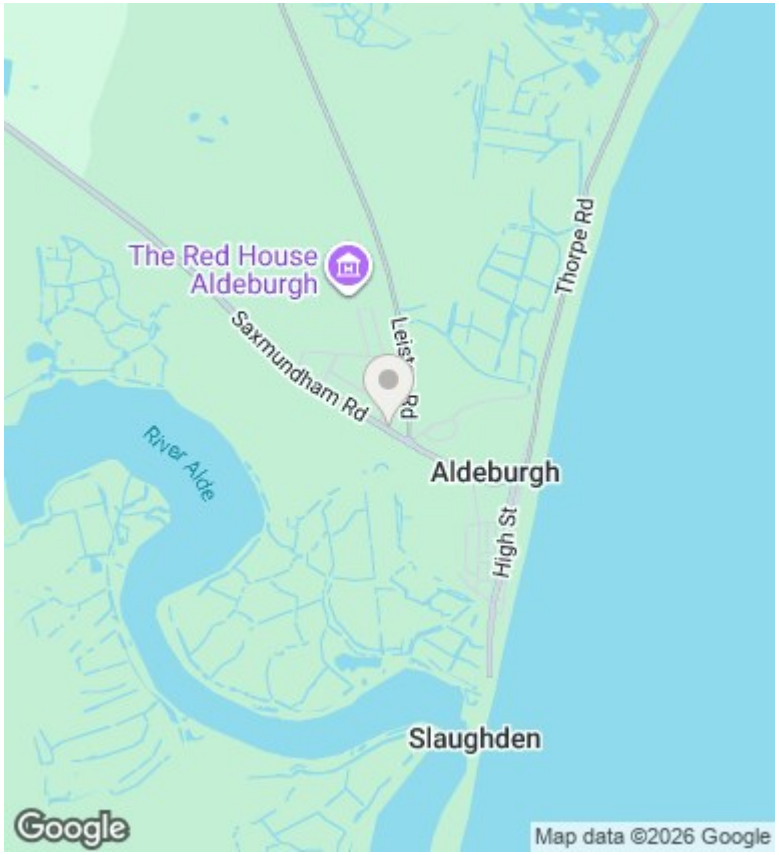
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21069/RDB.

FIXTURES AND 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.



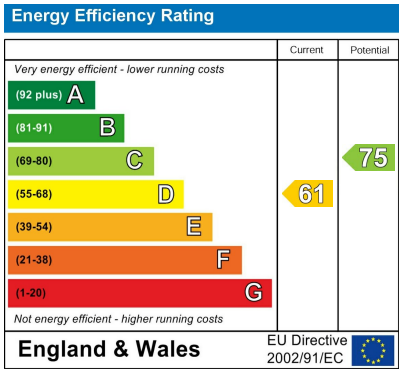


Conveyancing, Surveys & Financial Services

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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