



## Aldeburgh,

Offers In Excess Of £650,000

- No Onward Chain
- Rear Gate Leading to Meadow
- Gas Central Heating
- Stunning Private Road Location
- Good Condition Throughout
- EPC - C
- Three Bedrooms & Three Bathrooms
- Walking Distance to Amenities



# Prevetts Way, Aldeburgh

An elegant seaside home a short stroll from the High Street and sea front of this renowned coastal town. Aldeburgh is an extremely popular seaside town, 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: D



## **Tenure**

Freehold

## **Outside**

A beautifully presented and easy-to-maintain rear garden, enjoying an ideal orientation that ensures it is bright and filled with natural light throughout the day. The garden is thoughtfully designed with slabbed areas for low maintenance and includes a gate providing direct access to the adjoining meadow.

## **Garage & Parking**

A garage and parking are conveniently positioned at the end of the row.

## **Entrance Hallway**

A spacious, bright, and welcoming entrance hallway, offering an immediate sense of openness. Doors lead to the kitchen, living room, and downstairs shower room, with a staircase rising to the first-floor landing.

## **Kitchen**

## **Living Room / Dining Room**

A generously proportioned and versatile space, centred around an attractive fireplace. The room is flooded with natural light from an extensive run of double-glazed windows overlooking the garden. There is ample space for both comfortable seating areas and a dining table, with doors providing direct access to the rear garden.

## **Downstairs Shower Room**

A modern suite comprising a walk-in shower, WC, wash basin, and heated towel rail. A large understairs cupboard offers excellent additional storage.

## **First Floor Landing**

A neatly presented landing with loft access above. Doors lead to all bedrooms and the family bathroom, with a cupboard housing the boiler.

## **Principal Bedroom**

A spacious and elegant principal bedroom featuring built-in wardrobes, an en suite, and recessed spotlights. A large double-glazed window overlooks the front aspect, allowing for plenty of natural light.

## **En Suite**

Fitted with a walk-in shower, WC, wash basin, and heated towel rail. An airing cupboard provides further practical storage.

## **Bedroom Two**

A well-proportioned double bedroom with a built-in wardrobe and a double-glazed window enjoying views over the meadow.

## **Bedroom Three**

A spacious and versatile room, currently arranged as a home office, with a double wardrobe and a double-glazed window overlooking the meadow.

## **Outgoings**

Council Tax Band Currently D.

Private Road - Charge £600 per annum.

## **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](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469

### Fixtures & Fittings

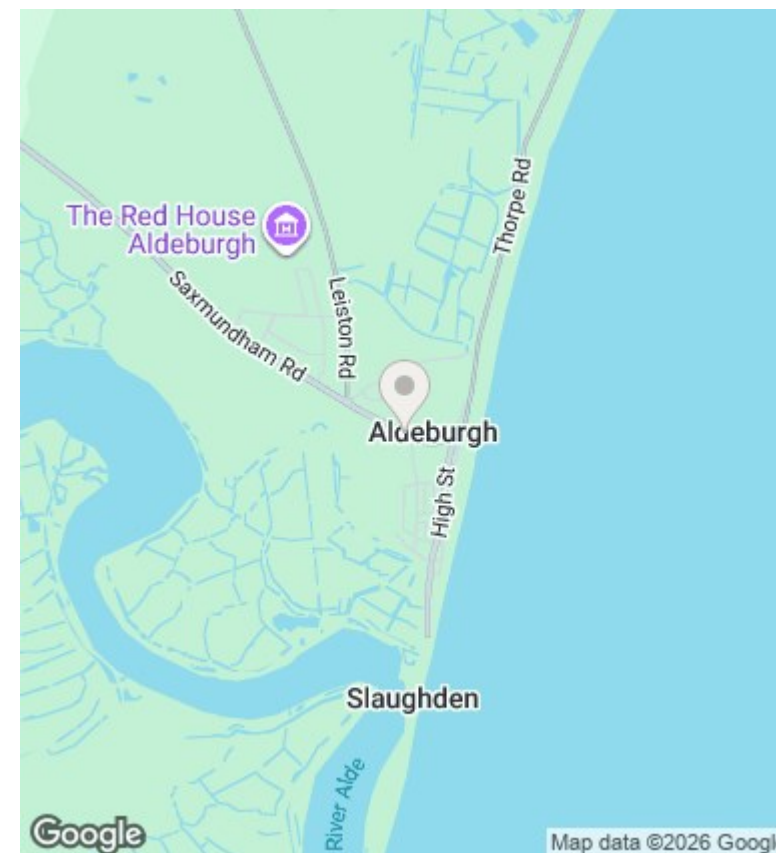
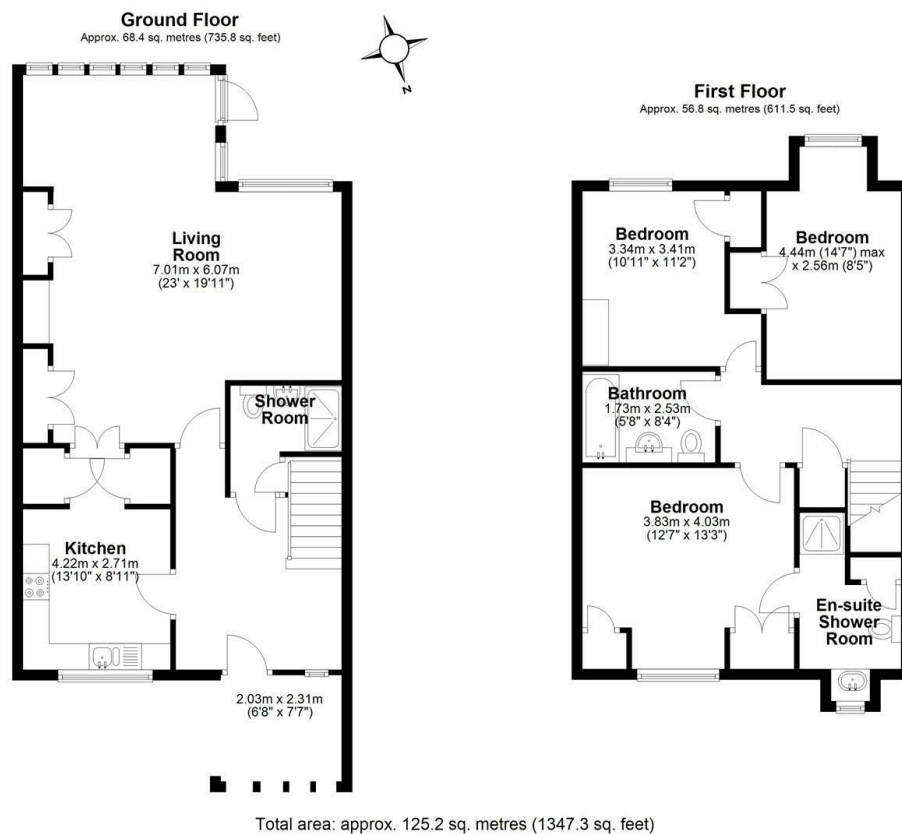
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## Conveyancing, Surveys & Financial Services

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>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 71      | 79        |
| 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)