



Aldeburgh,

Guide Price £675,000

- Spacious Individual Detached Bungalow in a Peaceful Location
- Private South Facing Garden
- Driveway and Garage
- Gas CH with New Boiler
- Stylish Shower Room
- Planning Consent to Remodel and Extend
- 3 Double Bedrooms
- Large Open Plan Living/Dining Room
- EPC - C

Linden Close, Aldeburgh

A spacious individual detached bungalow with private south facing garden.

Aldeburgh's popular shingle beach and eclectic High Street. Aldeburgh is a fashionable seaside town in Suffolk's Heritage Coast an Area of Outstanding Natural Beauty and is known for its individual High Street which contains a wide range of independent and national shops, eateries and public houses. The town is also recognised for its fantastic sporting facilities including Aldeburgh Yacht Club, Aldeburgh Golf Course and the municipal tennis courts all surrounded by the River Alde Estuary, heathland, countryside and North Warren Nature Reserve.



Council Tax Band: D



DESCRIPTION

This attractive individual detached bungalow is set well back from the road behind elegant cast iron railings, enjoying a high degree of privacy and a generous frontage with lawn garden and a wide block-paved driveway providing ample off-road parking and access to an integral garage.

Featuring composite clad elevations beneath a shallow pitched tiled roof, the property offers particularly well-proportioned and beautifully presented accommodation throughout. An entrance porch with tiled flooring leads into a wide central hallway with useful storage and access to a cloakroom. There are three spacious double bedrooms, all overlooking the private south-facing garden and benefitting from extensive built-in wardrobes.

The light-filled living room is a standout feature, with a large bow window to the front fitted with shutters and two sets of doors opening out, creating a bright and welcoming space. The room is thoughtfully arranged into living and dining areas, centred around a feature fireplace with painted timber surround.

The kitchen is well-appointed with a range of base and wall units, generous work surfaces, integrated oven and hob with extractor, and space for appliances, with a large window and glazed door providing access outside. The stylish shower room featuring a large walk-in shower with both overhead and handheld fittings, along with contemporary storage units, wall and floor tiling.

The property has undergone extensive recent improvements, including a new gas-fired combination boiler, upgraded electrics, new kitchen appliances, new shower and complete redecoration

with new flooring and shutters.

Outside, a gated side access leads to a wide patio area with garden shed and direct access from the kitchen. The beautiful south-facing garden is laid mainly to lawn with well-stocked borders, a pathway leading through an arbour to a further garden area with raised vegetable beds, mature trees—including a striking yucca—and an additional timber shed.

Planning permission DC/25/2941/FUL has been granted for the conversion of the garage, rear extension and internal alterations to further enhance the appeal of this property.

A superbly presented home offering space, privacy, and future potential in a highly desirable setting

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

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: 21087/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.



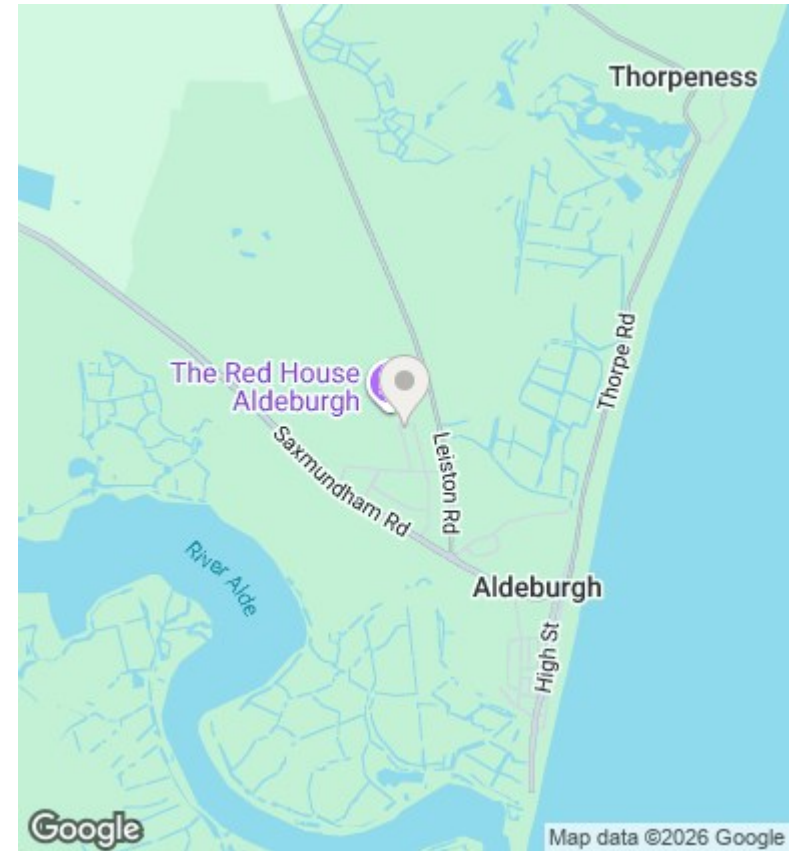


23 Linden Close, Aldeburgh

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft
 Garage = 18.4 sq m / 198 sq ft
 Total = 127.6 sq m / 1373 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1153198)



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			84
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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