



Aldeburgh, Suffolk

Guide Price £280,000

- Charming mid-terrace cottage with attractive Flemish bond brickwork and slate roof
- 1/2 Bedrooms with landing/Bedroom currently a study
- Landscaped rear garden and timber summer house
- Characterful living room with slate floors and wood-burning stove
- Spacious double bedroom with fitted wardrobes
- Successful Holiday Let
- High-quality handmade kitchen with stone worktops and Belfast sink
- Stylish bathroom with double-ended bath and separate shower
- EPC - C

Leiston Road, Aldeburgh

Delightful and beautifully presented terrace cottage with a generous garden, situated within walking distance to the town centre and sea front. 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:



DESCRIPTION

Nutshell is a beautifully presented mid-terrace cottage, full of character and charm, featuring attractive Flemish bond brick elevations beneath a slate-covered roof. To the front, a small area of garden laid with granite setts and planted borders creates a welcoming first impression.

A glazed entrance door opens into a timber porch, leading through to a spacious and inviting living room. This characterful space showcases slate tiled flooring, tongue-and-groove panelled walls, and two chimney breasts—one housing a cosy wood-burning stove, the other featuring a shelved recess and display area. A staircase rises to the first floor, with useful storage cupboards neatly tucked beneath.

The kitchen is a particular highlight, fitted with high-quality handmade cabinetry, painted units, and polished stone work surfaces and up-stands. A Belfast-style double sink adds to the traditional feel, while a picture window and glazed door provide lovely views and access to the rear garden.

Upstairs, the landing offers a versatile space suitable for a study area or occasional bedroom. To the front is a generous double bedroom, complete with tongue-and-groove panelling, mirrored built-in wardrobes, and a sash window overlooking Leiston Road. To the rear, a spacious and well equipped bathroom features a double-ended bath, separate tiled shower, wash basin, WC, and integrated storage.

Outside, the rear garden is attractively landscaped, predominantly paved for ease of maintenance and bordered by well-stocked

planting. At the far end sits a charming timber summer house, perfectly positioned to enjoy a westerly aspect and views back towards the cottage.

A delightful blend of period character and thoughtful modern touches, Nutshell offers an inviting and stylish home.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently deleted.

SERVICES

Mains gas, electricity, water and drainage.

AGENTS NOTE

Pedestrian right of way in favour of neighboring property to the rear

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: 21107/RDB.

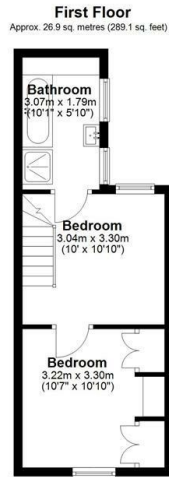
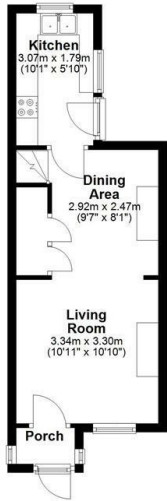
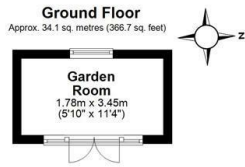
FIXTURES AND FITTINGS

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

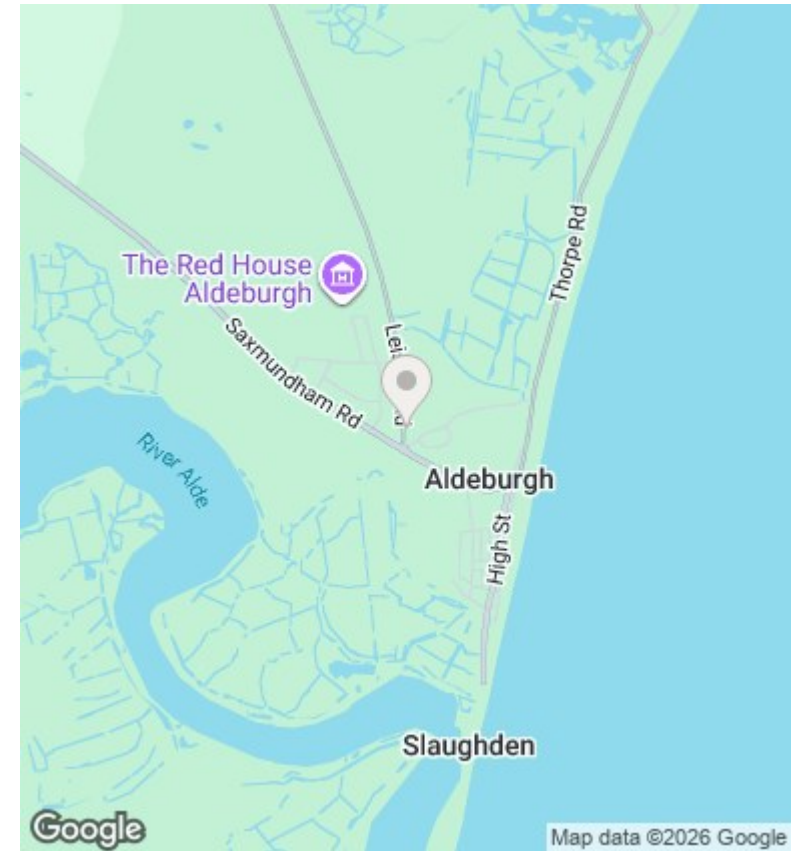
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Total area: approx. 60.9 sq. metres (655.8 sq. feet)



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		91
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
		71	
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