

# Flick & Son

Coast and Country



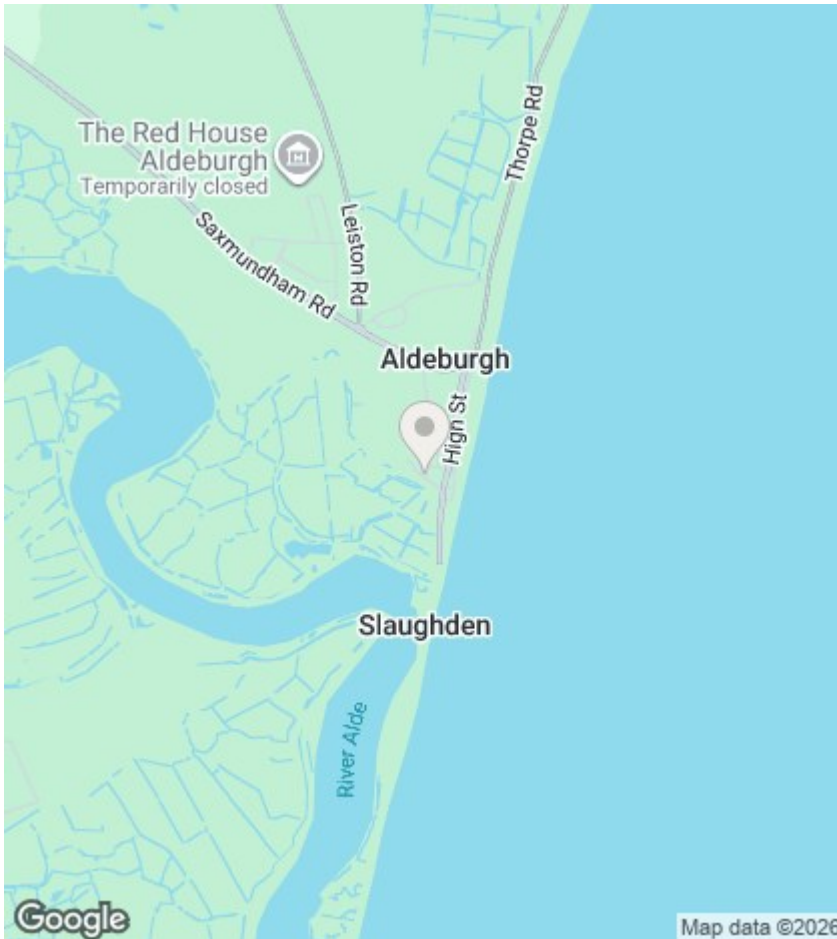
Aldeburgh,

Rent: £2,750 PCM,

Council Tax: Band F

- Unique modern home
- Spacious kitchen/diner
- Four double bedrooms
- EPC: C
- Pet considered

- Breath-taking views
- Living room with bifold doors
- Wrap-around terrace & garden
- Holding deposit: £680.76



## 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>	<b>75</b>	<b>83</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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### DESCRIPTION

Flick & Son are pleased to offer for rent this outstanding, contemporary four bedroom detached home forming part of a collection of nine luxurious eco-sensitive detached homes overlooking meadowland with a sweeping panoramic view to the River Alde estuary towards, Iken and Orfordness - arguably one of the finest views in Suffolk.

### ACCOMMODATION

Through the front door of this impressive home you are welcomed into a large entrance hallway offering plenty of storage.

From the entrance hall, located at the front of the property is a stunning kitchen/diner with a feature wall made from the last bricks ever made at the brick factory which once stood on the site. The spacious living room is located to the rear of the entrance hall and has bifolding doors onto the terrace and breath-taking views over the marshes and the River Alde.

On the lower level you find the principal bedroom with ensuite shower room, another double room with ensuite shower room, two further double bedrooms and a family bathroom.

Outside along with the terrace area access via the living room and kitchen, there is a lawned garden to the rear and driveway to the front.

The property is heated via an air source heat pump. It has an EPC rating C.

### LOCATION

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.

### AVAILABILITY

The property is available from 12th September 2025 for an initial twelve month term.

Council Tax; Band F

Deposit required: £3,173.07

Pet considered. Sorry, no smokers.

High Street, Saxmundham, Suffolk, IP17 1AB

Please contact Flick & Son, Ashford House, High Street, Saxmundham, IP17 1AB for an appointment to view.

lettings@flickandson.co.uk

www.flickandson.co.uk

01728 853775