

Flick & Son

Coast and Country



Friston, Suffolk

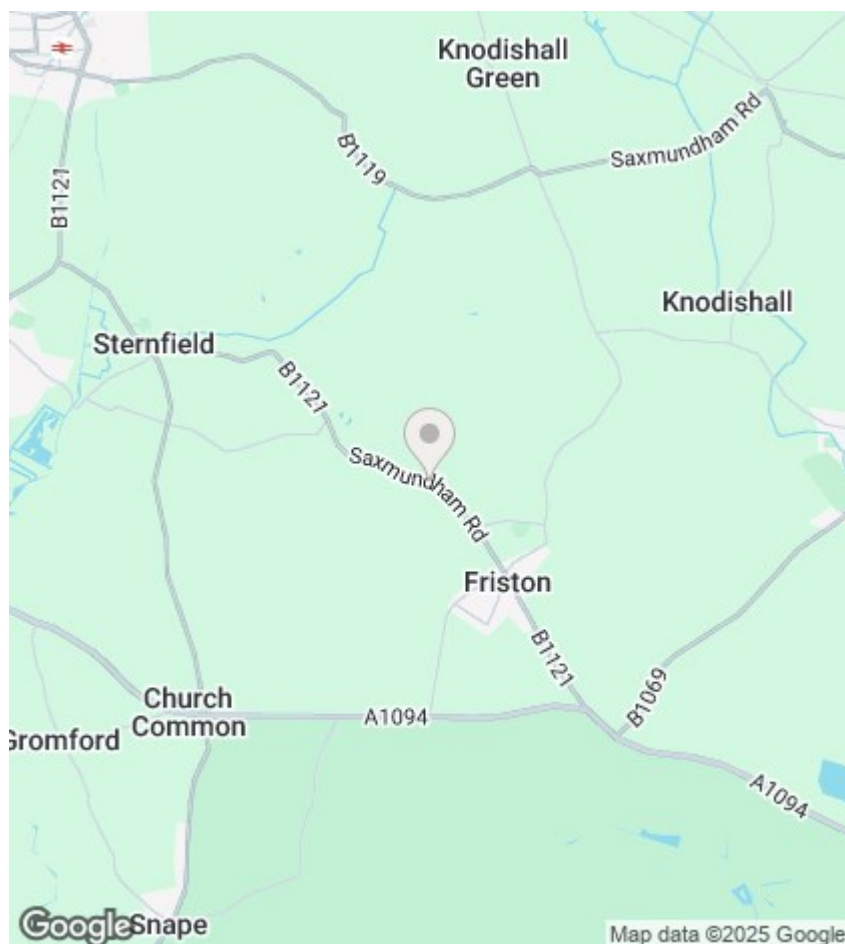
Rent: £2,250 PCM,

Council Tax: Band E

- Beautiful detached property
- Downstairs bedroom with ensuite
- Master bedroom with ensuite
- EPC: E
- Pets considered
- Ample reception rooms
- Gorgeous country kitchen
- Countryside views
- Holding deposit: £519.23
- Fully furnished

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01728 633773

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| Energy Efficiency Rating | | |
|---|-----------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | 78 |
| (55-68) D | | |
| (39-54) E | 44 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



DESCRIPTION

Flick & Son are pleased to offer for rent this beautiful four bedroom detached home located on the outskirts of the popular rural village of Friston, just a short distance from the coast at Aldeburgh.

ACCOMMODATION

The well presented and versatile accommodation has been much improved by the the landlords creating an attractive and spacious family home.

Through the central front door you are greeted into a well proportioned lobby and hallway leading to a cloaks alcove and cloakroom. Off to the right hand side is the peaceful ground floor bedroom with ensuite shower room and French doors opening to the garden. To the other side of the entrance lobby you find the double aspect sitting room with fireplace and French doors opening onto the garden. The further reception/dining room leads to an inner hallway opening to the utility room, study and recently refitted kitchen with doors onto the garden.

On the first floor the landing leads to the double aspect principal bedroom with ensuite and far reaching views, two further double bedrooms and the modern family bathroom with shower over bath.

Outside there are lawned gardens to the front and rear bordered by trees and shrubs with paved patio adjacent to the sitting room and kitchen. To the front, a shingle driveway provides ample off-road parking. The property also benefits from a large storage shed and workshop.

The property is heated via oil fired central heating. It has an EPC rating E.

LOCATION

Friston is some five miles from Aldeburgh, a focal point on Suffolk's Heritage Coast, with a lively High Street with both boutique and local shopping, excellent restaurants and galleries and an independent cinema. The famous Maltings Concert Hall venue at Snape is only some three miles or so away and is the centrepiece of a year round programme of music and cultural events. Aldeburgh also boasts a world class maritime heathland golf course and first class sailing from a popular yacht club.

AVAILABILITY

The property is available from the 14th November 2025 for an initial twelve month tenancy.

Council Tax: Band E

Deposit required: £2,596.15

Pets considered. Sorry no smokers.

The property is offered fully furnished.

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

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