



## Aldeburgh, Suffolk

Guide Price £695,000

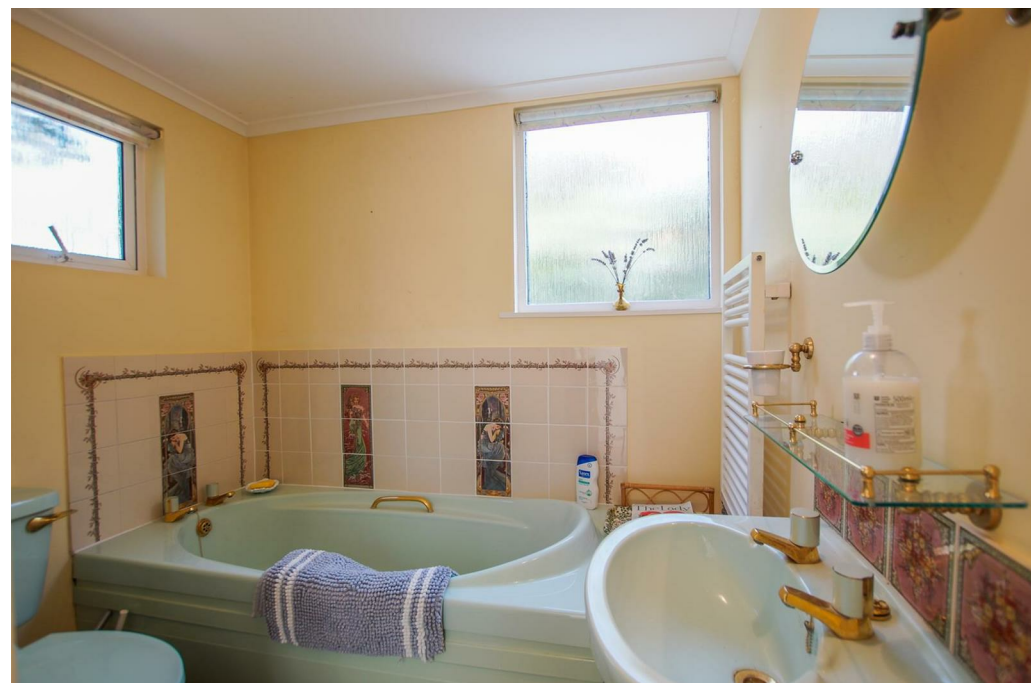
- No onward chain
- Excellent potential
- Three bedrooms
- Excellent location
- Parking & garden
- Large reception room
- Close to town steps
- Two en-suites
- EPC - E

# Park Road, Aldeburgh

Situated in this most sought after of private roads is this spacious individual detached bungalow requiring updating standing in private gardens.



Council Tax Band: F



## DESCRIPTION

Situated in this most sought after of private roads, Alde Cottage is a spacious individual detached bungalow standing in a delightful, part walled, private garden. The accommodation with gas fired central heating and double glazing features an entrance hall, sitting room with fireplace. Dining Room/Conservatory which in turn leads to a spacious bedroom with ensuite bathroom. To the rear is a fitted kitchen with door to the rear garden. Two further double bedrooms, one having an ensuite shower room and family bathroom completes the accommodation.

Outside, wrought iron gates open to a driveway providing off road parking and access the former garage/storeroom. The gardens wrap around the property planted with a large and varied collection of flowering plants and shrubs, with pathways leading around the property including to a seating area and further hand gate to Park Lane.

## 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.

## ACCOMMODATION

### ENTRANCE LOBBY

### ENTRANCE HALL

### SITTING ROOM

A double aspect room with stone fireplace, fitted gas fire and deep bay window over looking the garden.

### CONSERVATORY/DINING ROOM

Double glazed sliding patio doors to garden. Connecting door to:

### BEDROOM 1

Fitted bedroom furniture.

### ENSUITE

Suite comprising panel bath, hand basin and WC.

### KITCHEN

Fitted wall and base units under worksurfaces, integrated oven, hob and extractor, larder cupboard, water softener, window over looking rear garden. Glazed door to rear.

### HALLWAY

Airing cupboard.

### BEDROOM 2

Windows to side and rear aspects. Built in wardrobe.

### ENSUITE

Suite comprising shower, hand basin and WC.

### BEDROOM 3

Window to front, fitted wardrobe.

### BATHROOM

Suite comprising panel bath, hand basin and WC.

### OUTSIDE

Wrought iron double gates open to the driveway providing off road

parking and access to the outbuilding/former garage. The gardens of the property are to the front and rear, with a variety of screening shrubs, flowering and fencing creating several private spaces.

### TENURE

Freehold.

### OUTGOINGS

Council Tax currently Band F. Further details can be obtained from the East Suffolk Council.

### VIEWING

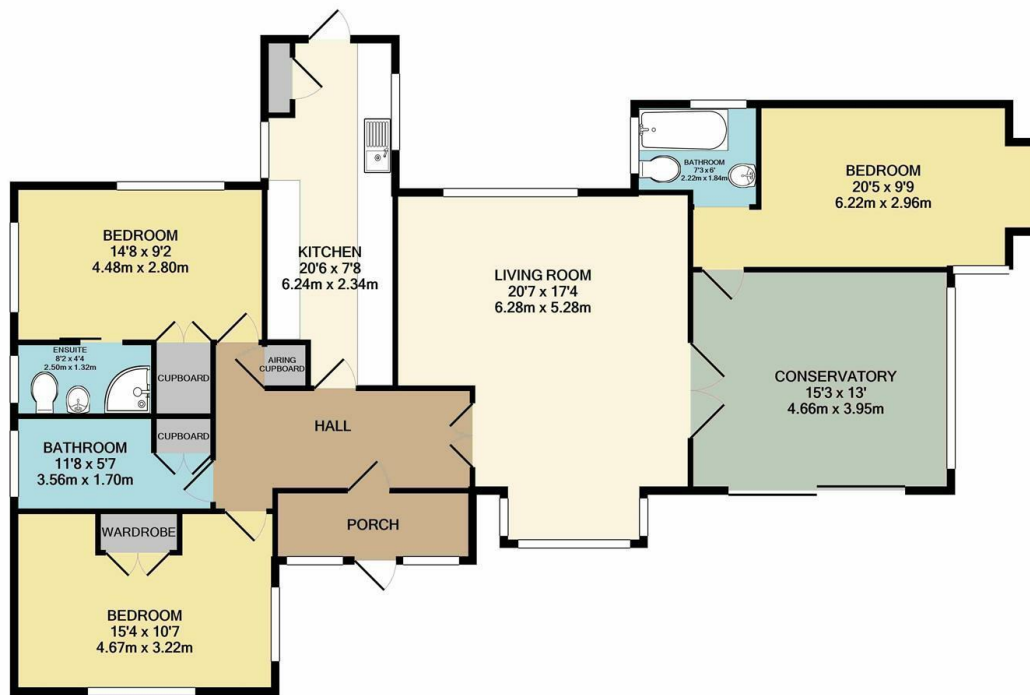
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk) Tel: 01728 452469 Ref: 19958/RDB.

### FIXTURES & FITTINGS

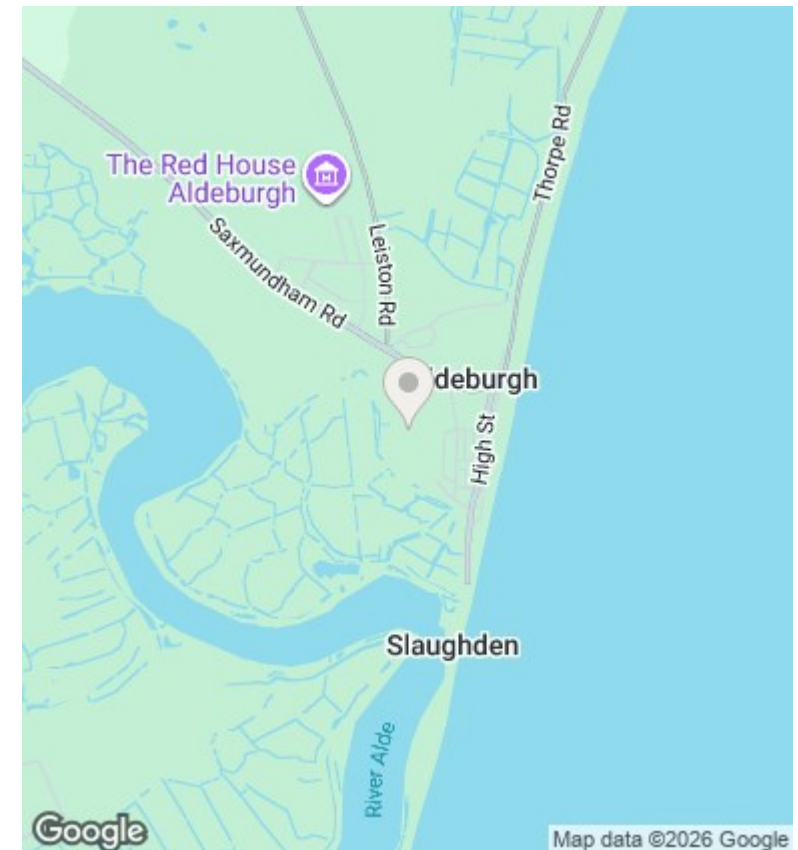
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TOTAL APPROX. FLOOR AREA 1428 SQ.FT. (132.7 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
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](http://www.epcregister.com)