



## Aldeburgh, Suffolk

Guide Price £460,000

- Unique Deatched Bungalow
- Principal Bedroom with Ensuite
- Gas Central Heating & Double Glazing
- Large Garden with Raised Beds
- Sitting Room with Wood Burner
- 96 Sqm (1033 Sqft)
- Two Driveways & a Detached Garage
- Kitchen & Utility Room
- EPC - D



# Linden Road, Aldeburgh

A classic mid 20th century detached single storey dwelling in this sought after location at the edge of Aldeburgh. 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 a 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: D



## DESCRIPTION

A classic mid 20th century detached single storey dwelling of brick elevations interspersed with inlaid panels, large windows and bi-fold doors below a mono pitch roof. The emphasis on extensive glazing ensures the accommodation of this stylish home is flooded with light making a welcoming and comfortable atmosphere. Set well back from the road and screened by mature planting a shingle driveway provides off road parking. A further driveway accessed from Linden Close leads to a detached garage at the rear separating a secluded courtyard from the main garden which features multiple raised of various sizes.

## ACCOMMODATION

### RECESSED STORM PORCH

### ENTRANCE HALL

### BEDROOM

17'2" x 13'5"

Windows to front and rear elevations.

### ENSUITE

6'8" x 3'11"

Suite comprising shower cubicle, wall hung hand basin and WC.

### SITTING ROOM

14'10" x 12'2"

Exposed brickwork with recessed fireplace housing a wood burning stove. Deep windows to the front elevation and a wide set of Bi-fold doors to open to the side elevation.

### BEDROOM/STUDY

10'1" x 9'3"

Window to side elevation.

## KITCHEN

14'10" x 8'2"

Fitted base units, work surface and sink unit. Electric oven and hob. Window to side elevation.

## UTILITY ROOM

8'9" x 5'7"

Range of fitted storage cupboards and work surface with sink unit. Window and glazed door to courtyard. Door to boiler room.

## HALLWAY

## BEDROOM

14'10" x 13'1"

Windows to on two elevations.

## SHOWER ROOM

8'0" x 5'6"

Suite comprising walk in shower, hand basin and WC.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band Currently D.

## SERVICES

Mains gas, electricity, water and drainage.

## VIEWING ARRANGEMENTS

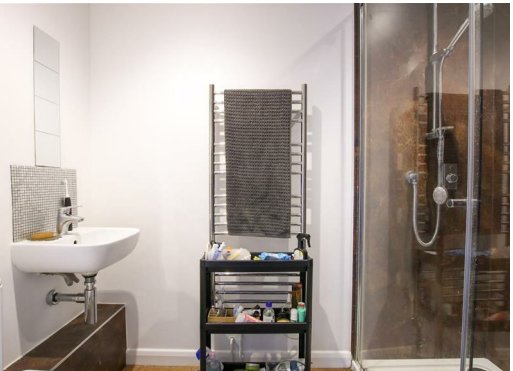
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: [aldeburgh@flickandson.co.uk](mailto:aldeburgh@flickandson.co.uk)  
Tel: 01728 452469 Ref: 20861/RDB.

## 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.

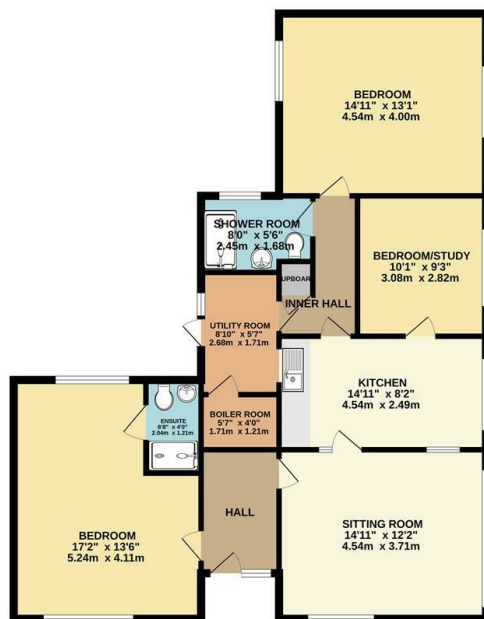








GROUND FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



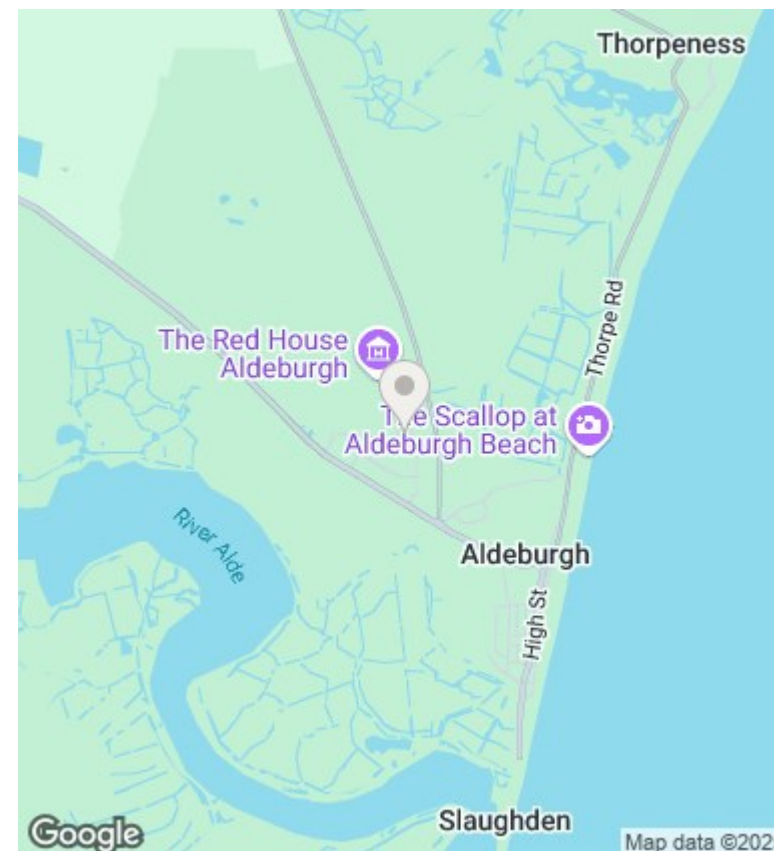
TOTAL FLOOR AREA: 1033 sq.ft. (96.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 can be given for their operation or efficiency can be given.  
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## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
	66	80
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)