



## Aldeburgh,

Guide Price £1,000,000

- No Onward Chain
- Raised Viewing Deck
- Successful Holiday Let
- EPC - C
- Four Double Bedrooms
- Private Road with Gated Access
- Kitchen/Dining Room with Appliances
- Bathroom & Two Ensuites
- Living Room with bi-fold doors
- Underfloor Heating

# Brickfields, Aldeburgh

A contemporary, luxury eco-sensitive detached home. The property boasts a sweeping panoramic view, arguably one of the finest in Suffolk, to the River Alde estuary and the North Sea. The house is situated in the popular coastal town of Aldeburgh.

Aldeburgh is known for many things including great fish and chips and notably art. Both Maggi Hamblings' Scallop sculpture situated on the beach and its connection with Benjamin Britten have made Aldeburgh internationally known. Aldeburgh has a vibrant community which is reflected in its art and music scene, demonstrated in the Aldeburgh's festival each summer and the many art galleries on the high street. The high street has an independent cinema, various pubs and numerous places to eat.

Aldeburgh has a very active yacht club for both juniors and adults and the house is very close to a championship golf club and tennis courts. Nearby Thorpeness offers many attractions including a boating pond, country club and golf course and Snape Maltings has a music concert hall. Aldeburgh is within approximately two hours travelling time from central London, whether by road or by rail from either Saxmundham or Ipswich into London's Liverpool Street.



Council Tax Band:



## DESCRIPTION

A wonderful opportunity to acquire an outstanding two storey dwelling situated in Aldeburgh. This stunning property is in a gated community of nine houses standing in an elevated position at the end of a quiet lane off Saxmundham Road very close to the golf course. Along with off-road parking for 4 cars and an enclosed and easy to maintain garden, the house benefits from shared ownership of an adjoining 6.5 acre meadow as well as direct access a beautiful sandy river bank beach and a jetty onto the River Alde. The property has been finished to the highest standard and is deceptively spacious. An inverted house with the living area upstairs and bedrooms downstairs the focus for the design has been to make the most of the stunning surroundings with large light filled rooms.

The main living area has full width bi-folding doors, opening onto a large sun deck offering fantastic entertaining or relaxing space with far reaching wonderful estuary and sea views from this elevated position. The upper floor also has a cloakroom (with shower) and storage. On the upper floor you will also find the spacious double aspect kitchen/dining room with a Juliet balcony with views across to the Martello Tower and North Sea, and views in the other direction down the river to Iken. The kitchen is fitted with bespoke navy furniture with stunning white corian worksurfaces and all the appliances are fully integrated.

The central hallway is large and bright being lit by sky lights above and has an elegant staircase leading to the lower floor.

On the lower floor there are four large bedrooms, two with en-suites. There is a further separate family bathroom, giving the house four bathrooms in total. All of the bath and shower rooms have corian surrounds. In addition, the property features economically and environmentally efficient air source heating by way of easy to use under floor heating throughout and there is a sedum flowering plant roof covering. The house sits on the site that the brick dock occupied and as a nod to its history, the final batch of bricks from the former works are now featured as decorative panels in the large kitchen/dining room.

Outside there is a large storage room which is accessed externally.

## ACCOMMODATION

### UPPER FLOOR

### ENTRANCE LOBBY

#### HALLWAY

Staircase to lower floor, roof lights and window to side. Cloaks store cupboard.

#### CLOAKROOM

White suite, pedestal hand basin and W.C.

#### LIVING ROOM

Multiple roof lights and Bi-fold doors opening to:

#### SUN DECK

A full width deck with frameless glass surround, panoramic pasture and estuary views. Steps to the garden.

#### KITCHEN / DINING ROOM

Bespoke range of kitchen base and wall cupboards with Corian work surfaces and upstands; integrated sink unit and twin drainer with mixer tap; fitted appliances include double oven, microwave and plate warmer; concealed dishwasher and separate fridge and freezer. Multiple roof lights and a Juliet balcony.

### LOWER FLOOR

#### SPACIOUS HALLWAY

Large store cupboards.

#### PRINCIPAL BEDROOM

Window overlooking garden.

#### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash hand basin and W.C. Corian surrounds.

#### BEDROOM TWO

Window overlooking the garden,

#### ENSUITE SHOWER ROOM

White suite comprising shower cubicle, pedestal wash hand basin and W.C. Corian surrounds.

#### BEDROOM THREE

Window overlooking garden.



#### **BEDROOM FOUR**

Roof lights.

#### **FAMILY BATHROOM**

White suite comprising bath, pedestal wash hand basin and W.C. Corian surrounds

#### **OUTSIDE**

Private, electronically gated driveway shared with the neighbouring Brickfield properties. Shingle drive to front, lawn garden to rear.

#### **TENURE**

Freehold.

#### **OUTGOINGS**

Council Tax currently deleted.

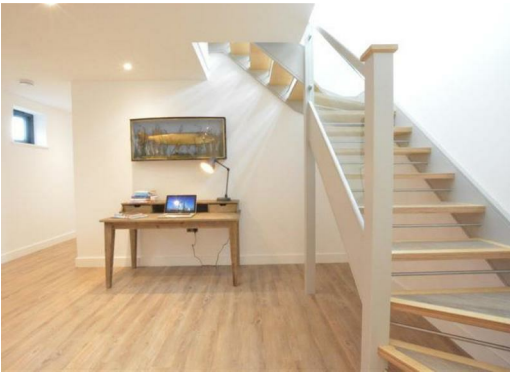
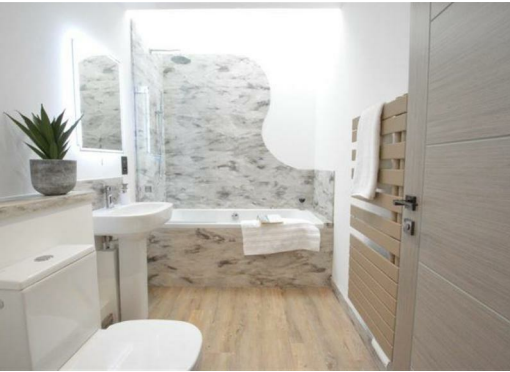
#### **VIEWING ARRANGEMENT**

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: 20644RDB.

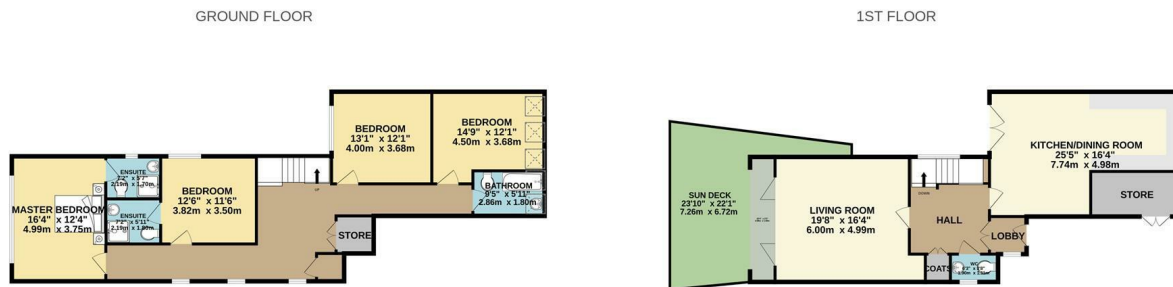
#### **FIXTURES & FITTINGS**

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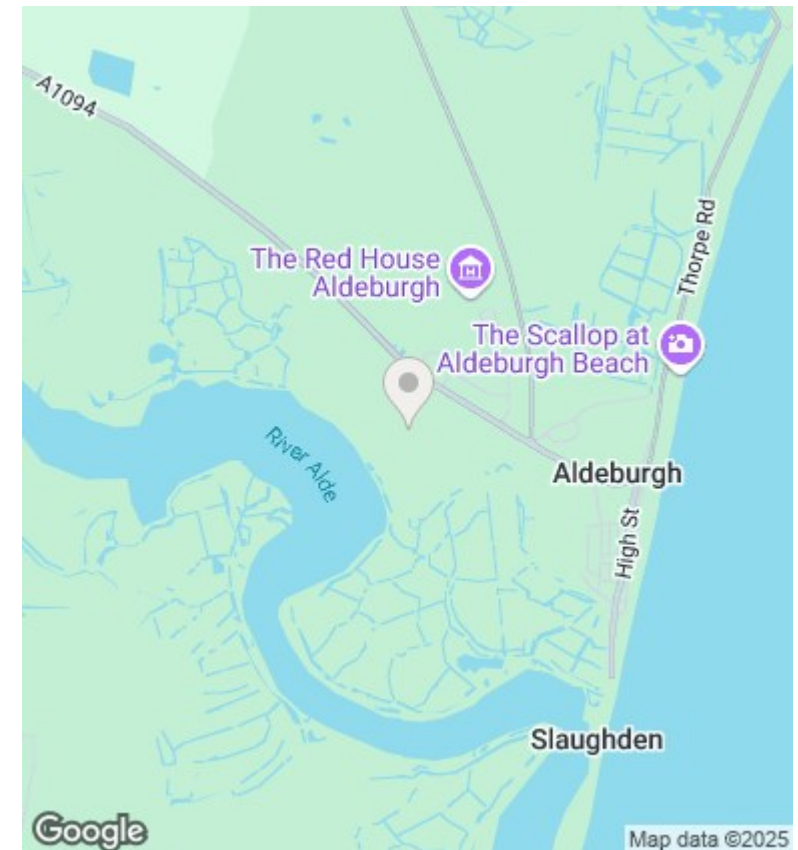








Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law 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		
<b>England &amp; Wales</b>	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)