



Aldeburgh, Suffolk

Guide Price £850,000

- No Onward Chain
- Fully renovated throughout
- EPC: C
- Sought after location
- Large Private Garden
- Extended family home
- Separate utility room
- Ample Parking
- Gas Central Heating
- Family bathroom and two En Suites

Linden Close, Aldeburgh

An excellent opportunity to acquire a detached bungalow set in private gardens in this peaceful 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.



Council Tax Band: D



DESCRIPTION

Upon entering the property, you are welcomed by a spacious and inviting central hallway, providing access to four well-proportioned bedrooms, the family bathroom, lounge, and the impressive open-plan kitchen/dining area.

The principal bedroom enjoys a pleasant front facing aspect through large windows, allowing for an abundance of natural light. This superb room benefits from a recently installed contemporary en-suite shower room, beautifully finished with stylish marble-effect wall tiling, a modern shower enclosure, and WC. Bedroom Two also enjoys its own private en-suite shower room finished to a similar high standard, creating ideal accommodation for guests or family members. Bedrooms Three and Four are both generous double bedrooms, offering versatile living space to suit a variety of needs.

The luxurious family bathroom has been thoughtfully designed and features elegant marble-effect tiled flooring and wall surrounds, a panelled bath, vanity wash hand basin, and WC, creating a sophisticated and relaxing environment.

The spacious lounge is a standout feature of the home, enjoying stunning views over the rear garden through UPVC double-glazed French doors that flood the room with natural light. Attractive Crittall-style French doors provide a seamless connection to the kitchen/dining area, enhancing the sense of space while maintaining flexibility for both open-plan and separate living.

The exceptional kitchen/dining room has been designed with modern family living and entertaining in mind. Offering an

impressive open-plan layout, the space is fitted with a comprehensive range of shaker-style cabinetry complemented by integrated appliances including a brand new fridge freezer, dishwasher, double oven, induction hob, extractor hood and quartz worktops. Two Velux roof windows further enhance the light-filled atmosphere, while UPVC double-glazed French doors open directly onto the rear garden, effortlessly blending indoor and outdoor living.

A door from the kitchen leads to a separate utility room, fitted with additional shaker-style units and providing dedicated space and plumbing for a washing machine and tumble dryer. A further external door offers convenient access to the rear garden.

Externally, the property occupies a truly impressive plot. Stable-style entrance gates open onto a substantial shingle driveway, providing ample off-road parking. To the rear, the beautifully maintained garden features a generous paved seating area ideal for outdoor dining and entertaining, alongside a well-kept lawn bordered by a mature tree canopy backdrop, creating a wonderful sense of privacy and tranquillity.

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20516/RDB.

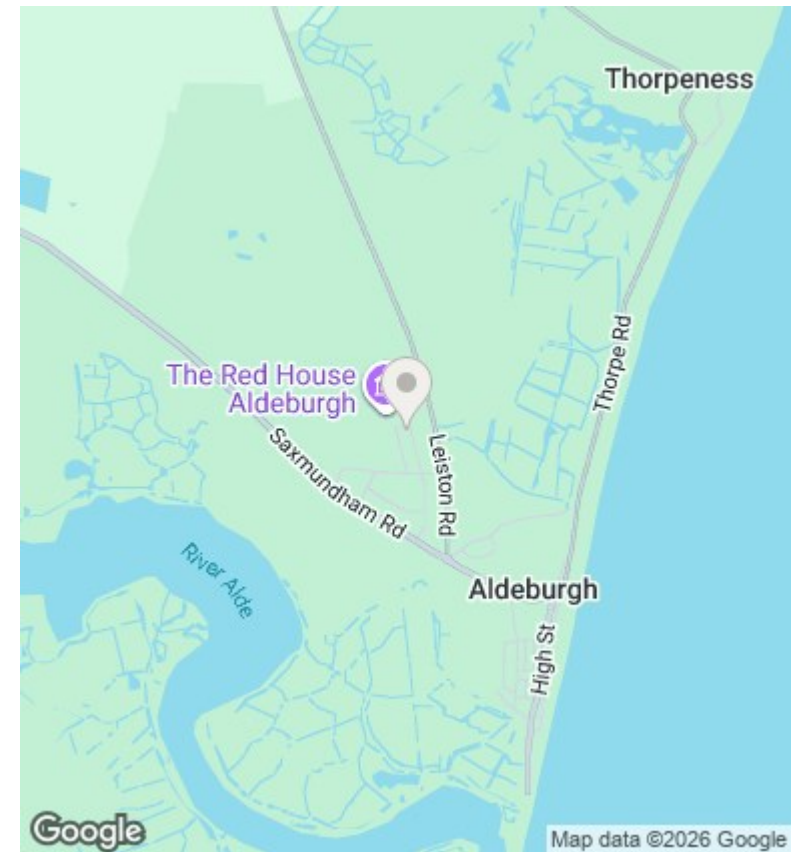
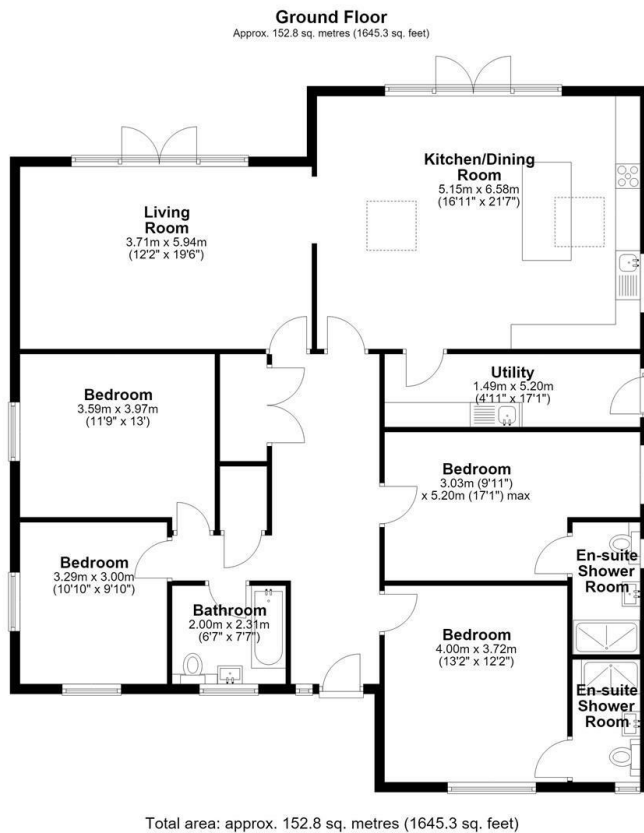
FIXTURES & FITTINGS

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.







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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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