



## Aldeburgh,

Guide Price £795,000

- No Onward Chain
- Large Corner Plot Garden
- Gas Central Heating
- Four Bedrooms
- En Suite, Bathroom & Cloakroom
- Walking Distance of Beach & Shops
- Tandem Garage & Driveway
- Desired Church Farm Location
- EPC - D

# Cable Lane, Aldeburgh

Set within a peaceful cul-de-sac, this well-proportioned four-bedroom detached house offers generous accommodation. The property enjoys a well-stocked private rear garden, excellent parking, and a notably large double-depth garage.

The home sits within the popular Church Farm development, a convenient position just a short walk from Aldeburgh's High Street, the seafront, and local amenities including Tesco and the Co-op. Aldeburgh is part of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, celebrated for its cultural heritage, annual events, golf course, and striking coastline.



Council Tax Band: F



## Tenure

Freehold

## Property Description

The property has a well-balanced layout, including a bright sitting room with bay window and French doors, a kitchen which has been beautifully renovated, a ground-floor cloakroom and an enclosed rear lobby linking the house to the garden and large tandem garage. Upstairs, the large master bedroom features its own en-suite shower room, accompanied by three further bedrooms and a family bathroom.

## Outside

To the front there is a driveway for multiple cars which sits in front of the garage doors. It is an attractive frontage with a small lawned area. A gate leads through to the rear garden which is laid mostly to lawn, this is a pretty space with mature and tall hedging, roses, spring bulbs, various border shrubs and a patio corner section.

## 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.

## Services

Gas heating and hot water. Mains electricity and drainage.

## Outgoings

Council Tax Band Currently F

## 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

## ID Checks

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant

## 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.

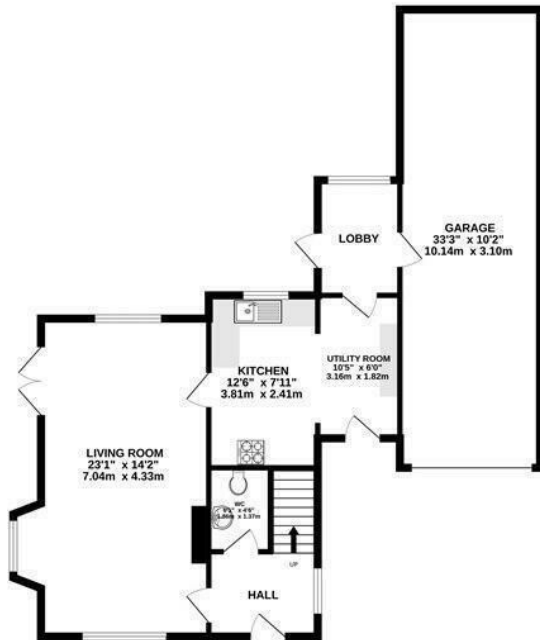
#### **Agents Note**

The current owner has undertaken a number of professional enhancements to the property including: new kitchen, windows & boiler as well as other notable improvements.

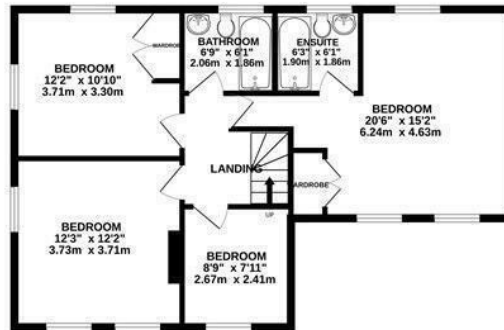




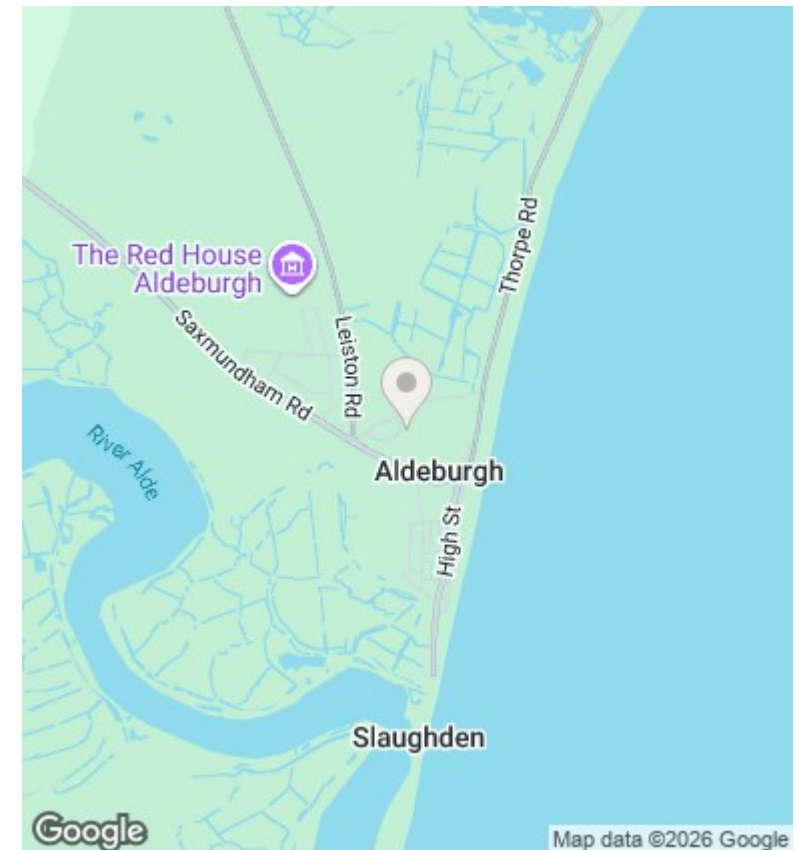
GROUND FLOOR  
934 sq.ft. (86.8 sq.m.) approx.



1ST FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA: 1640 sq.ft. (152.4 sq.m.) approx.  
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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) <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 |                         |           |
|                                             | 61                      | 78        |
| 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)