Flick & Son
Coast and Country

Friston, Suffolk

Guide Price £395,000

- Immaculately Presented Accommodation
- Driveway and Large Garage/Workshop
- PV Solar Panels
- Three Well Proportioned Bedrooms
- Bathroom with Separate Shower
- Oil Central Heating & Double Glazing
- Beautiful Private Gardens
- Stylish Kitchen/Breakfast Room
- EPC - D

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Low Road, Friston

An immaculately presented individual detached bungalow set in beautiful private gardens.
Friston is located in the heart of Suffolk's Heritage Coast and benefits from a popular public house The Chequers. Friston is approximately four miles from the popular seaside town of Aldeburgh which has a lively High Street full of both independent and national shops and eateries supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham provide further High Street shopping and supermarkets, the latter of these towns contains a branch railway station that with a change at Ipswich provides a route to London Liverpool Street.

3 1 1 D

Council Tax Band: D

DESCRIPTION

This beautifully presented bungalow is in immaculate condition, having been significantly enhanced by the current owners. It offers generous and thoughtfully arranged accommodation, beginning with a spacious entrance porch that provides direct access to the large garage/workshop.

The welcoming entrance hall includes excellent built-in storage and leads to a stylish, well-appointed kitchen, as well as a lovely L-shaped, dual-aspect lounge/dining room that enjoys views over the gardens. An inner hallway connects to three spacious bedrooms, two of which benefit from fitted wardrobes, while a smart and contemporary family bathroom completes the interior.

The bungalow sits within a generous plot, well set back from the road. A driveway offers ample off-road parking and access to the oversized garage, which features a utility area, workshop space, and access to the rear garden.

The gardens are a particular highlight. Enclosed by a mature screening hedgerow, the grounds wrap around the front and side with expansive lawns and an array of established shrubs, opening into a beautifully landscaped rear garden. A wide paved patio, bordered by a shingle-topped retaining wall planted with ornamental grasses, sets the tone for a series of gently terraced levels. These are interspersed with abundant planting, block-paved and sleeper-edged pathways, and multiple seating areas positioned to make the most of the tranquil surroundings. Additional features include a charming gazebo, two garden sheds, and a dedicated utility/composting area.

Further benefits include oil-fired central heating, double glazing, and PV solar panels, making this a comfortable and energy-conscious home both inside and out.

ACCOMMODATION

ENTRANCE PORCH

Coats hanging space. Door into garage. Obscure double glazed door leading to:

ENTRANCE HALL.

Storage cupboard. Cupboard housing hot water cylinder.

KITCHEN/BREAKFAST ROOM

A stylish fitted kitchen with a matching range of base and wall mounted units with work surfaces incorporating one and a half sink and drainer unit with mixer tap. Dual aspect double glazed windows. Electric cooker point with glass splashback and extractor hood. Plumbing for dishwasher. Space for fridge/freezer. Breakfast bar.

LOUNGE/DINING ROOM

A light double aspect l-shape room with windows overlooking the garden

INNER HALLWAY

BEDROOM

Dual aspect double glazed windows overlooking the garden. Built-in double wardrobe with sliding doors. Radiator.

BEDROOM

Window overlooking the garden, Built in wardrobe.

BEDROOM

Window overlooking the garden to the side.

BATHROOM

A four piece white suite fitted suite comprising of panel enclosed bath, mixer tap and shower attachment, tiled shower cubicle, pedestal wash handbasin and Obscure double glazed window. Floor and wall tiling.

TENURE
Freehold.

OUTGOINGS
Council Tax currently Band D.

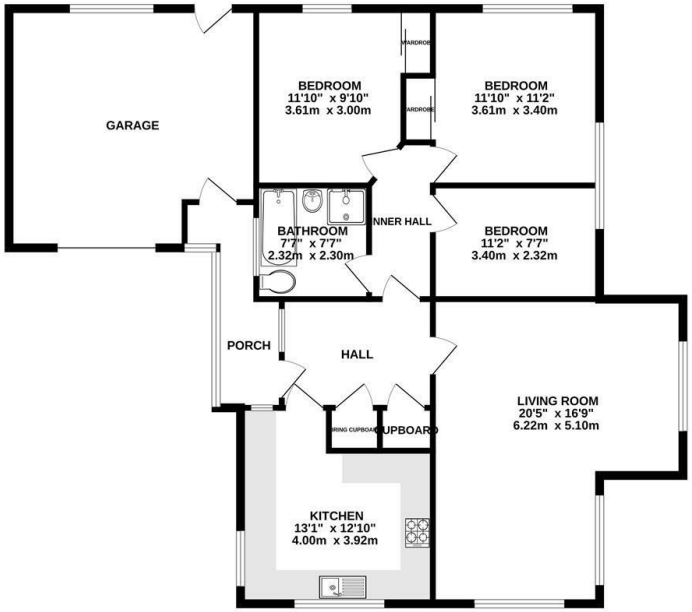
SERVICES
Mains electricity water and drainage.

VIEWING ARRANGEMENTS
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.
Email: aldeburgh@flickandson.co.uk
Tel: 01728 452469 Ref: 20897/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.

MARC BOLAN

GROUND FLOOR
1289 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA : 1289 sq.ft. (119.7 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 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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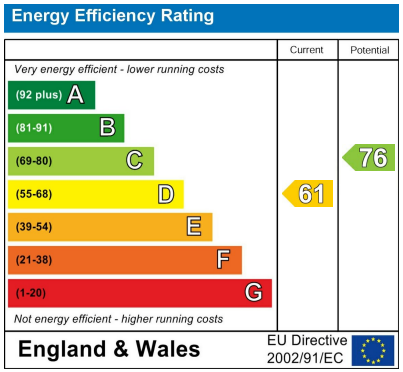

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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