



## Oak Drive, Aldringham, Leiston

Guide Price £525,000

- Completed Chain
- Double Garage & Resin Driveway
- Immaculate Condition
- Four Double Bedrooms
- Remaining NHBC Insurance
- EPC - B
- En Suite, Bathroom & Cloakroom
- South East Facing Rear Garden

# Oak Drive, Oak Drive, Aldringham

An exceptional four bedroom family home situated in the sought after village of Aldringham. This popular village is located about two miles south of the well served town of Leiston and the nearby market town of Saxmundham. Saxmundham not only contains a Waitrose and Tesco's supermarkets, but also a branch railway station which, with a change at Ipswich onto the Inter-City line, leads to London Liverpool Street. The Suffolk Heritage Coast has a reputation of Outstanding Natural Beauty and includes a vast network of footpaths along river banks and through woodlands and nature reserves, as well as being approximately two hours to London via both train and car.



Council Tax Band: F



## Tenure

Freehold

## Outside

An attractive frontage with a large double garage positioned to the left-hand side as viewed from the street.

The recently added resin driveway enhances the kerb appeal and provides parking for four or more vehicles. The double garage benefits from electricity supply.

To the rear, the beautifully landscaped garden offers an excellent balance of lawn and patio areas, with stunning open views leading directly onto fields beyond.

## Entrance Hallway

A bright and welcoming entrance hall with doors leading to the living room, kitchen diner and office/snug. Features include a spacious understairs storage cupboard, cloakroom and staircase rising to the first-floor landing.

## Kitchen Diner

The true heart of the home, this stunning room spans the full width of the property and enjoys an abundance of natural light from its south-easterly aspect, with patio doors opening directly onto the garden. The kitchen is fitted with a range of base and eye-level units, an integrated dishwasher and Rangemaster oven. The sink enjoys views over the garden and open fields beyond, with a water softener located beneath.

The dining area benefits from double doors leading into the living room, allowing for either an open-plan layout or a more cosy, separate living space.

## Utility Room

Fitted with a sink and cupboard below, along with allocated space for white goods. Gas boiler above. A particularly useful side door provides access to the resin driveway and double garage.

## Living Room

Centred around a charming log burner, this delightful living room is filled with natural light from the double-glazed sash window. The room can be opened into the kitchen diner or closed off for a more intimate feel.

## Cloakroom

Comprising WC, wash basin and radiator.

## Office / Snug

A large office / snug that can be flexible depending on owners use. Double glazed sash window overlooking frontage

## First Floor Landing

Doors leading to all bedrooms and the family bathroom. Loft hatch above. Airing cupboard housing the hot water tank and shelving.

## Principle Bedroom

A spacious double bedroom featuring built-in double wardrobes and a radiator beneath the double-glazed sash window.

## En Suite

A generously sized en suite comprising a walk-in shower, WC, wash basin and radiator, along with a double-glazed sash window.

## Bedroom Two

A large double bedroom with built-in double wardrobes.

## Bedroom Three

A double bedroom with built-in double wardrobe cupboard and a double-glazed window overlooking the garden and open fields beyond.

## Bedroom Four

A further double bedroom with built-in double wardrobe and double-glazed window enjoying views over the garden and surrounding fields.

## Bathroom

A well-appointed suite comprising a bath with handheld shower and tiled surround, separate walk-in shower, wash basin, WC and radiator. Frosted double-glazed window.

## Services

Mains Gas, Water, Electricity & Sewage

## Outgoings

Council Tax Band Currently F. Estate charge

## Viewing

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)

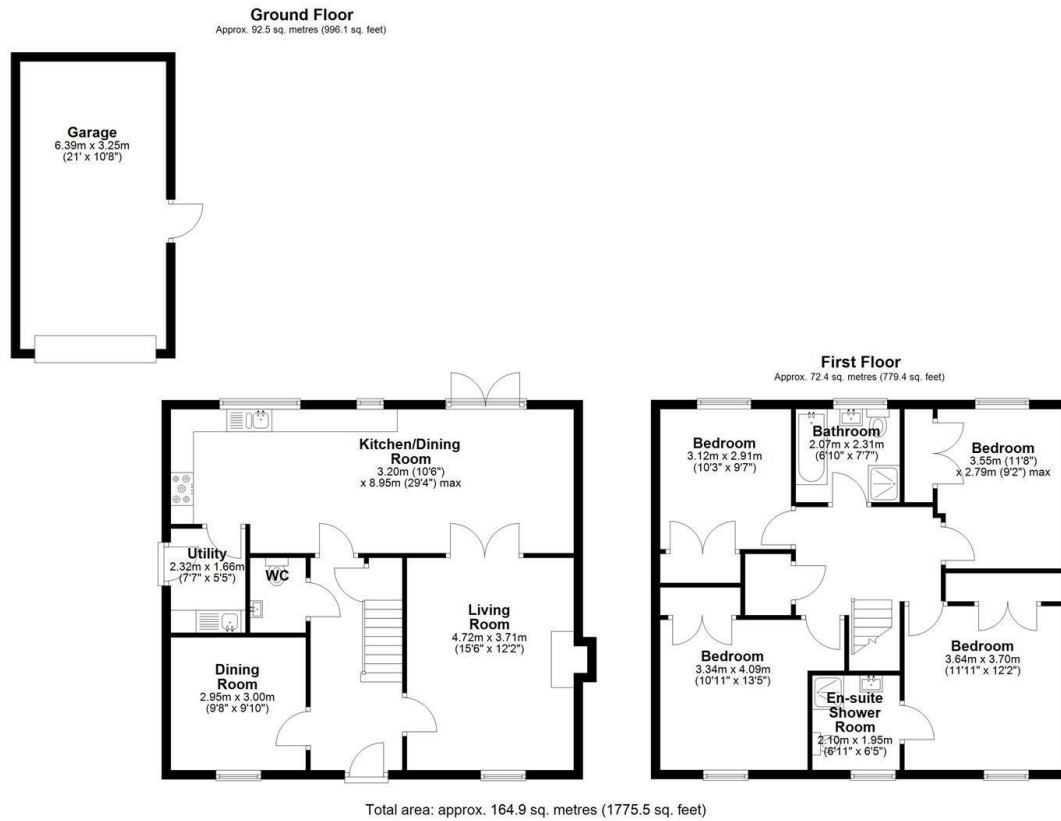
Tel: 01728 452469

## 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
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		<b>93</b>
(81-91)	<b>B</b>	<b>85</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)