



Aldeburgh, Suffolk

Guide Price £450,000

- No Onward Chain
- Period charm
- Ensuite bathroom
- EPC - D
- Excellent Location
- Delightful courtyard garden
- Utility/shower room
- Close to Town Centre
- Kitchen/living/dining room
- Side Entrance

Lee Road, Aldeburgh

An elegant semi detached house in the perfect 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

An elegant Edwardian bay-fronted semi-detached home, enviably positioned just moments from the town steps leading to the High Street and seafront. Offered with no onward chain, this charming period property combines character features with thoughtfully extended accommodation and a delightful courtyard garden.

Entered via a side hallway, the accommodation includes a welcoming sitting room with a cast iron fireplace and bay window to the front, while to the rear a spacious kitchen/dining/living room provides an excellent entertaining space with fitted kitchen, polished stone work surfaces and patio doors opening onto the enclosed courtyard garden. A ground floor shower room with utility space completes the accommodation on this level.

The first floor offers two generous double bedrooms, the principal front bedroom enjoying views over Lee Road together with a cast iron fireplace and fitted wardrobe. The rear bedroom benefits from an en-suite bathroom, whilst a separate shower room serves the remaining accommodation.

Outside, the property is set back from the road behind a dwarf brick wall, with a passageway leading to the attractive walled courtyard garden featuring paving, trellis with climbing plants and a useful timber store with slate mono-pitch roof.

ACCOMMODATION

Entrance door to:

ENTRANCE HALL

Staircase rising to first floor

UTILITY/SHOWER ROOM

Suite comprising shower cubicle, hand basin and WC. Plumbing for washing machine with shelves over.

SITTING ROOM

Cast iron fireplace with polished mantle and surround. Double glazed bay window to front elevation.

KITCHEN

Polished stone work surfaces with drawers and cupboards below, single drainer sink with mixer tap, tiled surrounds, fitted electric oven and gas hob with cooker hood over. Plumbing for dishwasher.

LIVING/DINING ROOM

Windows to side and patio doors opening to the courtyard garden.

FIRST FLOOR LANDING

BEDROOM

Double glazed window overlooking Lee Road. Cast iron fireplace. Fitted wardrobe.

SHOWER ROOM

White suite comprising a pedestal wash hand basin with mixer tap and tiled splashback, shower cubicle and WC.

BEDROOM

Sash window to rear. Connecting door to:

BATHROOM

White suite comprising of panelled bath, hand basin, W.C. Window to rear. Built in cupboard with gas fired central heating boiler.

OUTSIDE

Set back from the road with dwarf brick boundary wall. A passageway leading past the entrance door to an enclosed courtyard garden, paved, walled with trellis and a variety of climbing plants. Lap board timber store with slate mono pitch roof.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Tel: 01728 452469. Email: aldeburgh@flickandson.co.uk Ref: 20552/RDB.

FIXTURES & FITTINGS

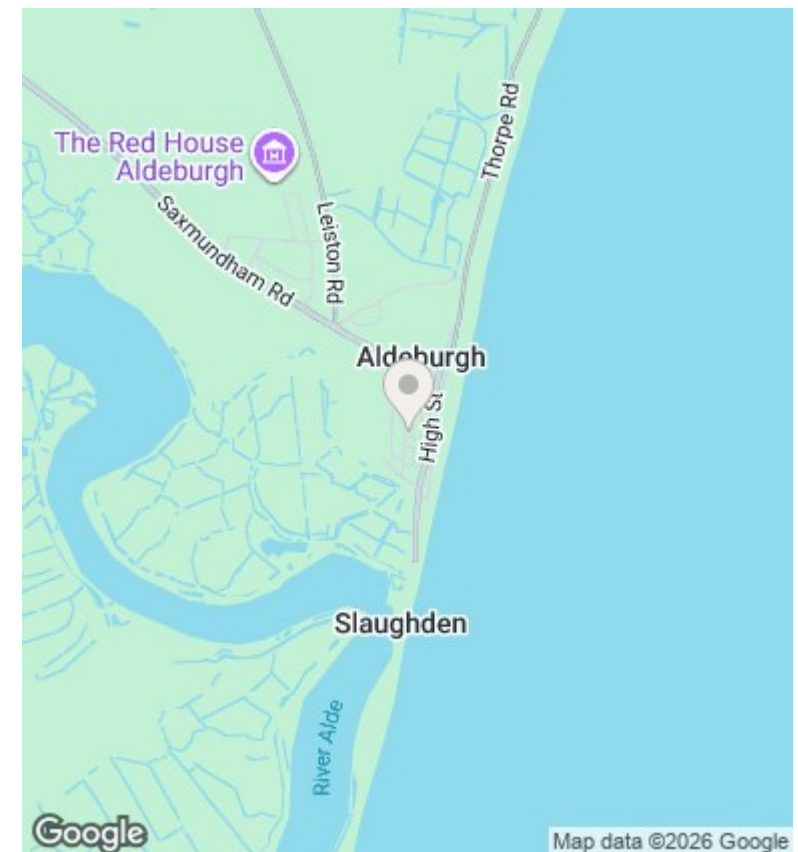
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TOTAL FLOOR AREA: 88.5 sq.m. approx.
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Floorplans

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) A		
(81-91) B		87
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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