



Aldeburgh,

Guide Price £950,000

- No Onward Chain
- High Quality Kitchen with Integrated Appliances
- Drive and Integral Garage
- Exclusive Setting within the Church Farm Estate
- 4 Bedrooms, 2 Having Ensuites
- Utility Room and Ground Floor Shower Room
- Private Walled Gardens
- Gas Central Heating and Double Glazing
- EPC - C

Prevetts Way, Aldeburgh

An elegant seaside home a short stroll from the High Street and sea front of this renowned coastal town. 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: F



DESCRIPTION

Situated on the private and highly regarded Prevetts Way, within the sought-after Church Farm estate in Aldeburgh, this exceptional detached home forms part of an exclusive enclave of individually designed, high-quality properties.

No. 3 Prevetts Way is an attractive modern two-storey residence, beautifully crafted with Flemish bond brick elevations and knapped flint panels beneath steeply pitched tiled roofs. The varied elevations, featuring dormer and casement windows, give the house a distinctive and characterful appearance. Enclosed by charming crinkle-crankle brick walls, the gardens offer a high degree of privacy and tranquillity.

A hand gate opens to a wide paved pathway with planted borders, leading to an inviting entrance portico and front door. Inside, a spacious reception hall sets the tone, with an elegant staircase rising to the first floor. The property offers two versatile reception rooms, including a stunning principal sitting room with an impressive inglenook-style fireplace, timber bressummer beam, quarry-tiled hearth, and wood-burning stove. Full-height windows and a glazed door open directly onto the garden. A second reception room also enjoys garden access and, with an adjacent shower room, provides flexibility as a potential ground floor bedroom.

The kitchen/breakfast room is superbly appointed with a range of high-quality wooden units, polished stone worktops, and integrated appliances including a Neff hob, AEG oven and microwave, concealed dishwasher, and larder cupboard. Distinctive features such as glazed brick arrow-slit windows, tiled

flooring, and downlighting enhance the space. A rear hallway leads to a well-equipped utility room with matching cabinetry, plumbing for appliances, and access to the integral garage, which benefits from an electric door. A glazed door opens to a private courtyard with double gates to the front.

Upstairs, a generous galleried landing leads to four well-proportioned bedrooms. The principal bedroom enjoys dual aspects, built-in wardrobes, and an en suite shower room. The guest bedroom is equally spacious, also with dual aspects, fitted wardrobes, and a stylish en suite bathroom. Two further bedrooms, both with built-in storage, are served by a well-appointed family bathroom with separate bath and shower.

Outside, the property offers driveway parking for two vehicles and access to the garage. The beautifully landscaped rear garden is arranged over two levels, with extensive paving and shingle areas, stepping stones, and a variety of flowering plants and shrubs. Raised brick borders, a timber pergola with climbing roses, and a secluded seating area create a delightful outdoor setting. A brick store and covered passageway provide additional practicality, complete with power, lighting, and a water supply.

TENURE

Freehold

OUTGOINGS

Council Tax Band Currently F.
Estate charge currently £600 pa.

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

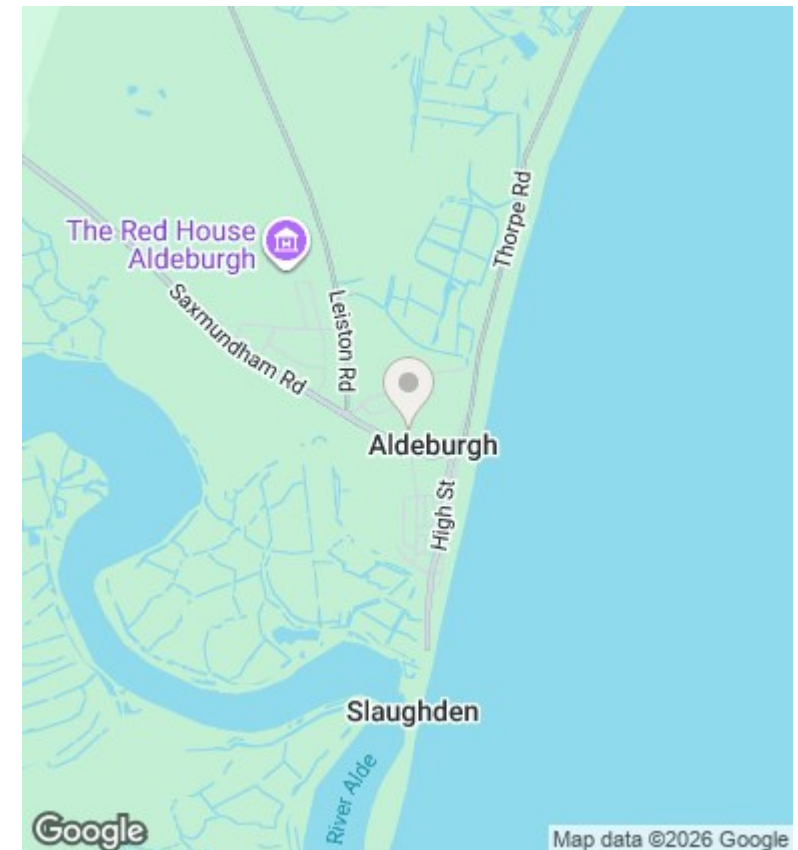
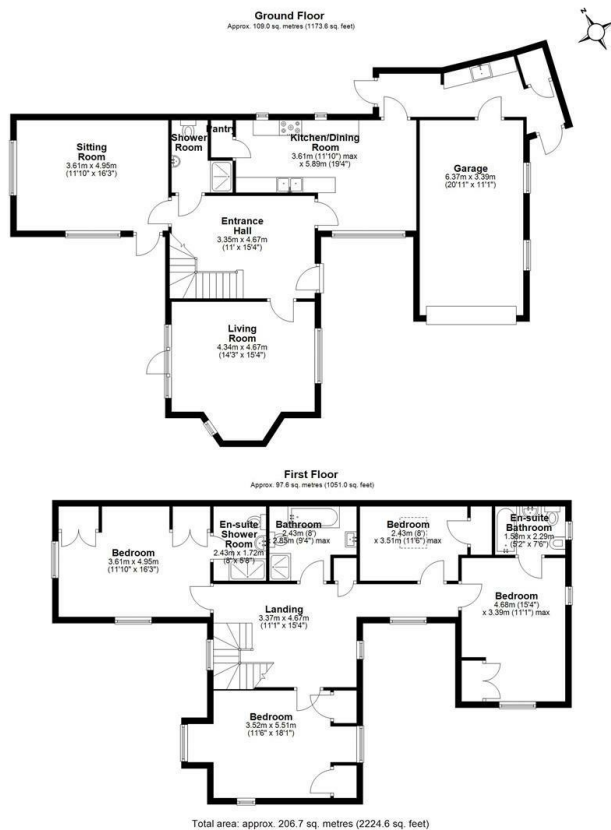
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21099/RDB.

FIXTURES AND 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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