



Snape, Suffolk

Guide Price £260,000

- Contemporary single-storey bungalow overlooking an attractive open green
- Direct gated access to Guildings Bridleway linking Church Common, Priory Road, Snape, the River Alde and Aldeburgh
- Bright living room and main bedroom overlooking the green; second bedroom overlooking the garden
- Garden sitting/dining room with double-glazed windows and doors opening onto the rear garden
- Full double glazing, modern electric storage heating
- Delightful private garden with Woodland back drop
- Well-equipped kitchen with wood-block effect worktops and integrated appliances
- Sought after East Suffolk village on the river Alde
- EPC - E

The Glebes, Snape

A modern semi detached bungalow with private garden and woodland backdrop at the edge of this scenic village. Snape is home to the internationally famous Snape Maltings Concert Hall, surrounding shops and café, Snape is equidistant between the Mediaeval fishing village of Orford and the popular resort town of Aldeburgh, both within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty and all connected by the Rivers Alde and Ore. The nearby market town of Saxmundham benefits from a branch line railway station that connects to London Liverpool St via Ipswich and two supermarkets and only a few miles away Friday Street Farm Shop, with café, butchers and fishmongers, sells local produce and groceries.



Council Tax Band: B



DESCRIPTION

Contemporary Bungalow Overlooking the Green – Direct Access to Guildings Bridleway

Enjoying a peaceful position overlooking an attractive open green, this modern bungalow offers stylish, one floor living in a superb village setting. With direct access to the Guildings Bridleway, which runs from Church Common to Priory Road and links to local footpaths leading towards the village of Snape, the River Alde and Aldeburgh, the location is ideal for walkers and nature lovers alike.

Designed in a contemporary style, the property benefits from full double glazing throughout, modern electric storage heating, ensuring year-round comfort and energy efficiency

ACCOMMODATION

A spacious hallway welcomes you into the home and includes a built-in linen cupboard with slatted shelving and an insulated hot water cylinder.

The living room features deep double-glazed windows overlooking the green, creating a bright and relaxing space filled with natural light.

Bedroom one also enjoys views across the green, while bedroom two overlooks the private rear garden.

The bathroom is fitted with a white suite comprising a panelled bath with mixer tap and shower over, tiled surrounds, wash basin and WC. Additional features include a tiled floor, double-glazed

window and heated towel rail.

The kitchen is well-equipped with a range of base and wall cupboards, wood-block effect work surfaces and a stainless steel single-drainer sink unit. There is a fitted electric oven with hob and cooker hood over, along with washing machine and fridge.

To the rear, a delightful garden sitting/dining room provides an additional reception area with double-glazed windows and casement doors opening directly onto the garden — perfect for entertaining or relaxing while enjoying the outlook.

OUTSIDE

The property benefits from an open-plan garden to the front, enhancing its attractive position overlooking the green. A side hand gate leads to a delightful private rear garden, laid to lawn with a wealth of flowering plants, shrubs and a useful attached store with electric supply. The garden provides direct gated access to the bridleway and Guildings Lane — offering wonderful connectivity to Church Common, Priory Road and the surrounding network of footpaths.

This appealing bungalow combines modern comfort — including double glazing and modern electric storage heating — with an exceptional setting, offering a rare opportunity to enjoy village life with countryside walks quite literally on your doorstep.

TENURE

Freehold

OUTGOINGS

Council Tax currently B

SERVICES

Mains, electricity, water and drainage

VIEWING ARRANGEMENTS

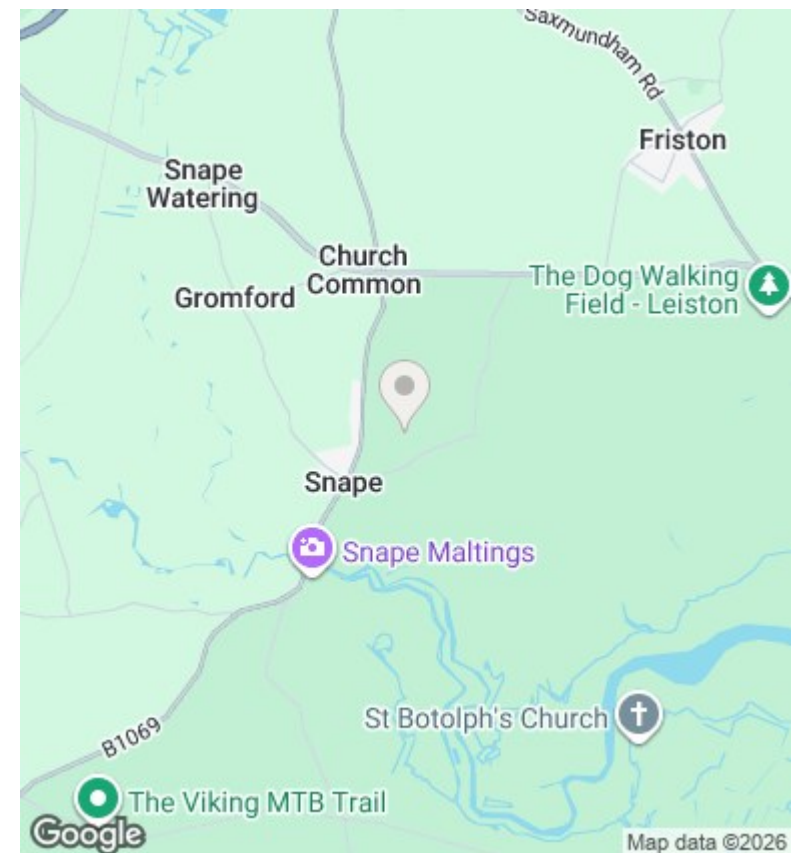
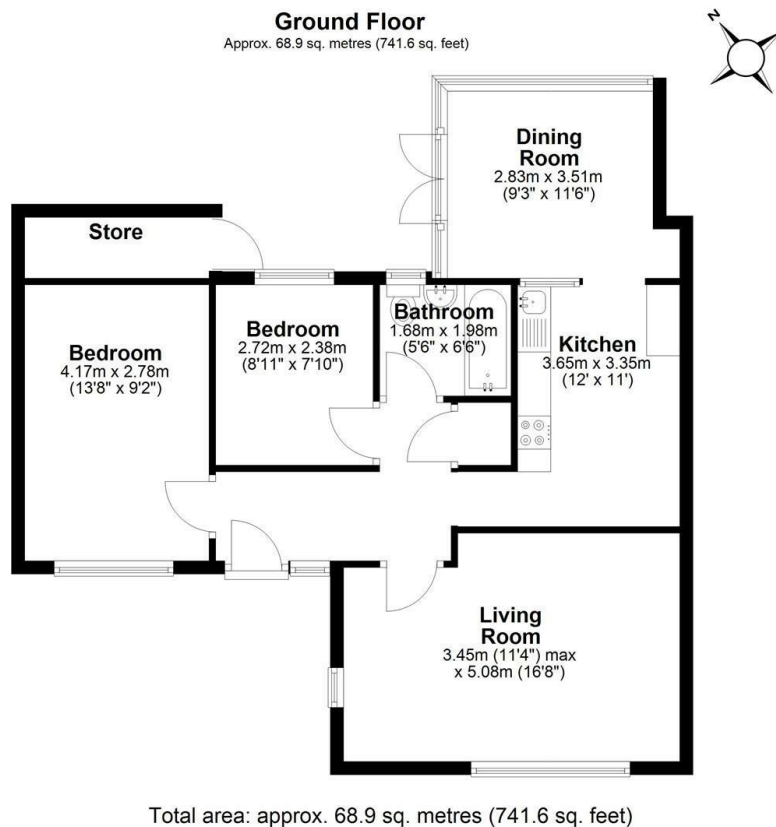
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 21000/RDB.

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 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		
(39-54) E	51	
(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