



Aldringham,

Guide Price £345,000

- No Onward Chain
- Three Bedrooms
- Immaculate Presentation
- Garage Converted to Studio/Garden Room
- Driveway for Two Vehicles
- Ensuite to Principal Bedroom
- Double Glazing
- Gas Central Heating
- EPC - B

Oak Drive, Aldringham

An immaculate three bedroom link-detached 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: D



DESCRIPTION

A linked detached family home situated on this small development in the village of Aldringham, a perfect location for a family to enjoy that that the Suffolk Heritage Coast. A driveway provides off road covered parking and access to the former garage, which has been converted into an excellent garden/games room with patio doors opening the rear garden. The well planned accommodation with gas central heating and double glazing features an entrance hall with cloakroom, sitting room with excellent cabinetry, shelving and TV housing. The kitchen/dining room, fitted with a stylish kitchen units and casement doors open to the enclosed lawn garden. On the first floor there are three well proportioned bedrooms, the principal bedroom having an ensuite shower room, a family bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to the first floor landing with storage cupboard below.

CLOAKROOM

Fitted with a white suite comprising hand basin with mixer tap and tiled splash back and WC. Window to side elevation.

SITTING ROOM

Window to front and side elevations. Painted timber cabinets, shelving and TV housing.

KITCHEN/DINING ROOM

Fitted with base and wall cupboards, work surfaces and single drainer 1 ½ bowl stainless steel sink unit with mixer tap. Fitted appliances include electric oven and gas hob with cooker hood

over and dishwasher. Window and casement doors open to the rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM

Window to front elevation. Built in wardrobe.

ENSUITE

Fitted with a white suite comprising tiled shower cubicle, pedestal hand basin with mixer tap and tiled splash back. WC, and window to front elevation.

BEDROOM

Window to front elevation. Roof light to the rear.

BEDROOM

Window to rear elevation.

BATHROOM

Fitted with a white suite comprising panel bath with mixer tap and shower attached as well as an overhead shower. Wall hung hand basin with mixer tap. WC and wall tiling. Opaque window to the rear elevation.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Main gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

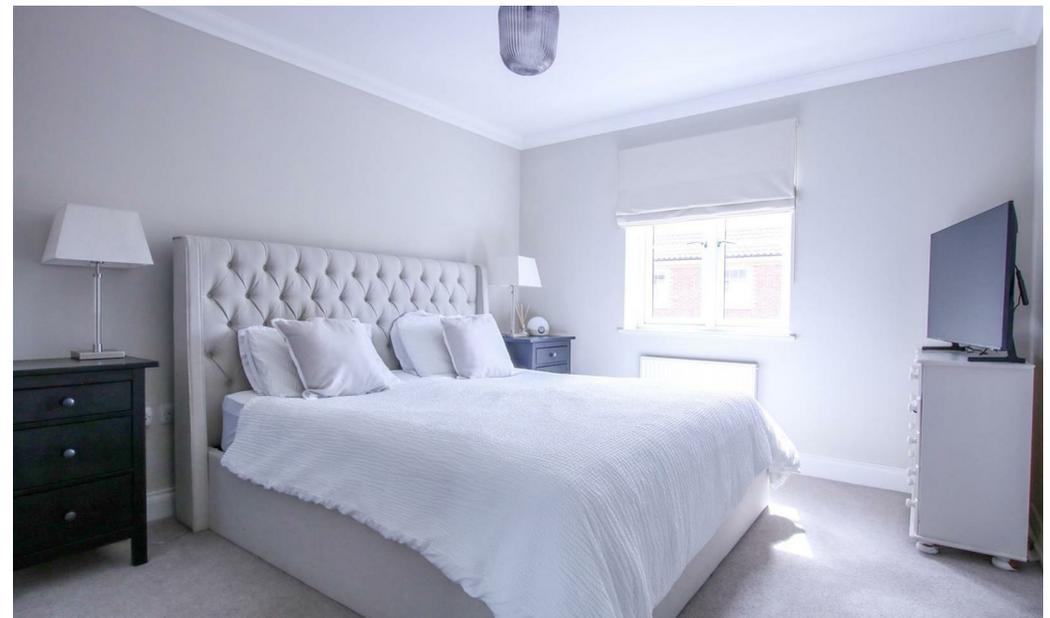
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view.

Email: aldeburgh@flickandson.co.uk

Tel: 01728 452469 Ref: 20941/RDB.

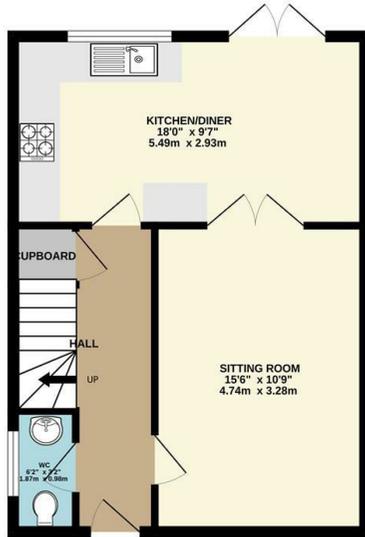
FIXTURES & FITTINGS

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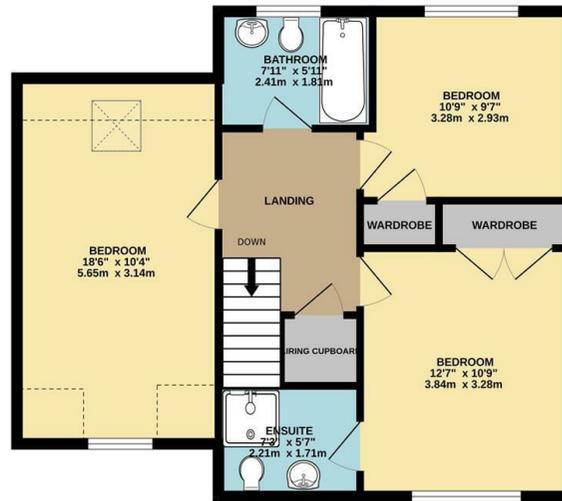




GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



TOTAL FLOOR AREA : 1087 sq.ft. (101.0 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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Floorplans

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		94
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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