



Thorpeness, Suffolk

Guide Price £800,000

- Contemporary Family Home
- Close to Meare
- Master with Ensuite
- Semi-Detached
- Off-Road Parking
- Peaceful Location
- Close to Beach
- Rear Garden & Summer House
- EPC - C

Stony Lane, Thorpeness

An exceptional contemporary home with well-planned and versatile accommodation peacefully situated in the renowned seaside village of Thorpeness.



Council Tax Band: D



DESCRIPTION

A contemporary semi-detached family home situated in this peaceful location in a private road just a stroll from the Meare and Beach. The well planned and versatile accommodation with gas central heating and double glazing comprises; spacious entrance hall, two reception rooms or ground floor bedrooms with adjacent shower room, double aspect kitchen/dining room with French doors opening to the rear garden. A utility room completes the ground floor accommodation. On the first floor is a delightful sitting room with deep windows and French doors opening onto a well proportioned south facing balcony with fine woodland and village view. There are two double bedrooms, both with wardrobes and the principal bedroom has an ensuite. A family bathroom completes the accommodation.

LOCATION

Thorpeness is a popular seaside resort village with a long shingle beach, the Mere, a man made boating lake over approximately 60 acres, Thorpeness Golf Club and Thorpeness Country Club.

Thorpeness is close to the seaside town of Aldeburgh, which benefits from a lively High Street full of both independent and national shops and eateries, supported by an active and engaged local community as well as a thriving tourist trade. The nearby towns of Leiston and Saxmundham prove handy shopping facilities and High Streets, Saxmundham benefits from a railway station on the branch line to Ipswich where a change can be made to the Inter-City line to London Liverpool Street.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with storage cupboard below.

SITTING ROOM

Fitted glass fronted book shelves. Window overlooking the rear garden.

KITCHEN/DINING ROOM

Fitted with range of painted shaker style base and wall cupboards, polished stone work surfaces and breakfast bar, moulded dual sink and drainer. Range master dual fuel range cooker with cooker hood over. Fitted microwave

oven and dishwasher. Window to front and deep windows and French doors open to the rear garden.

UTILITY ROOM

Base unit, work surface with stainless steel single drainer sink unit and plumbing for washing machine below. Cupboard housing gas central heating boiler. Glazed door to rear garden.

BEDROOM/RECEPTION ROOM

Window to front.

SHOWER ROOM

Floor and wall tiling. White suite comprising moulded hand basin with storage below. Shower cubicle and W.C.

FIRST FLOOR

LANDING

Large built in airing cupboard.

SITTING ROOM

Polished stone faced fireplace and hearth with hard wood mantle and surround, fitted gas fire. Deep windows and French doors open to the south facing BALCONY with fine tree top views.

BEDROOM

Window to front, built in wardrobe.

ENSUITE

Floor and wall tiling. White suite comprising panelled bath with shower over, moulded hand basin with storage below and W.C.

BEDROOM

Window to rear, built in wardrobe.

BATHROOM

Floor and wall tiling. White suite comprising double end panelled bath, moulded hand basin with storage below. Shower cubicle and W.C.

OUTSIDE

The property is approached via Stony Lane, an unmade private road. A driveway provides ample off road parking/turning space with lawn garden and screening shrubs. To the rear is private garden with timber summer house, adjacent seating area and artificial lawn with planted borders.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D. Details can be obtained from the East Suffolk Council.

VIEWING

Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469 Ref: 20208/RDB.

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.

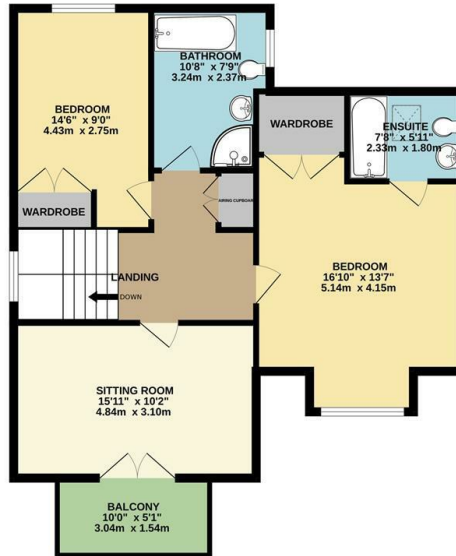




GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.

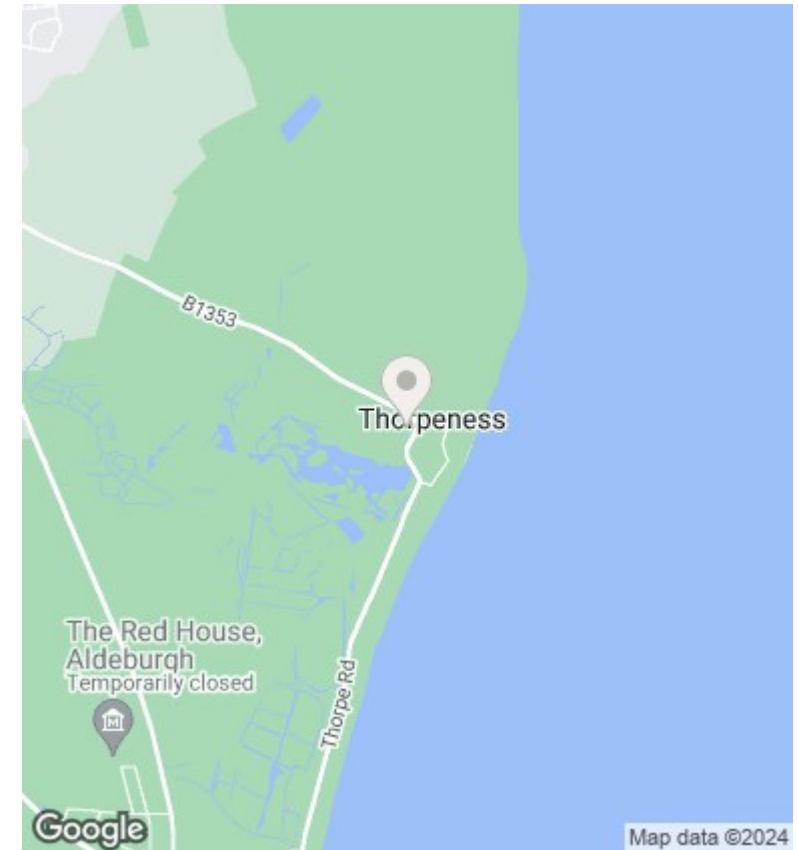


1ST FLOOR
762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1507 sq.ft. (140.0 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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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

Floorplans

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B	78	
(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