Flick & Son
Coast and Country

Woodbridge,

Guide Price £260,000

- No Onward Chain
- Kitchen Diner
- Log Burner
- Two Double Bedrooms
- Exceptional Garden
- EPC - E
- Off Road Parking
- Village Location

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk

Snape Road, Woodbridge

The village of Sudbourne lies about two miles north of the very popular riverside town of Orford, renowned for its riverside sailing centre on the River Alde and its historic castle and of course for its excellent restaurants. The Snape Maltings Concert Hall and arts/shopping complex is close by being about four miles to the north east whilst the shopping centres of Saxmundham and Woodbridge are both about seven miles distant. There are railway stations at both Woodbridge and Saxmundham giving regular services to Ipswich with connections there to London Liverpool Street. For those with leisure interests in mind the area abounds with opportunities including forest and riverside walks in the nearby Tunstall Forest and Blaxhall Forest and birdwatching at the internationally renowned RSPB Bird Reserve at Minsmere. For golfers, there are first class golf courses at Woodbridge, Aldeburgh and Thorpeness, whilst for music lovers the world famous Snape Maltings Concert Hall is the centre for a year round programme of music and the arts.

2 1 1 E

Council Tax Band: B

Tenure
Freehold

Outside
A stunning rear patio area sits directly outside the patio doors leading from the kitchen diner lobby, complete with an external water supply and lighting. A rear gate leads across the shingle driveway — which provides right of way access for neighbouring properties — to the private parking and beautifully maintained garden beyond.
The generous parking area accommodates multiple vehicles, while the landscaped garden has been thoughtfully designed with established planting and charming seating areas, creating a peaceful outdoor retreat. A large powered shed provides excellent additional storage or workspace potential.

Living Room
Centred around a charming log burner, this inviting and cosy living room enjoys a window overlooking the front aspect. Additional features include useful understairs storage and the front entrance door positioned neatly to the corner of the room.

Kitchen Diner
A truly delightful and light-filled space, enhanced by patio doors opening onto the rear garden. The kitchen is fitted with a range of base and eye-level units, an integrated fridge, and allocated space for white goods. A dedicated dining area sits alongside, making this an ideal space for both everyday living and entertaining.

Bathroom
Located off the bright and airy lobby, the bathroom comprises a bathtub with overhead shower and tiled surround, along with a WC, basin, and heated towel rail. A Velux window above allows natural light to flood the space.

Bedroom One
A beautifully presented double bedroom, recently redecorated and featuring a lovely original fireplace feature. A window overlooks the front aspect, while a built-in wardrobe provides practical storage.

Bedroom Two
A spacious double bedroom enjoying views over the rear garden. Additional features include an airing cupboard and loft access hatch above.

Outgoings
Council Tax Band Currently B

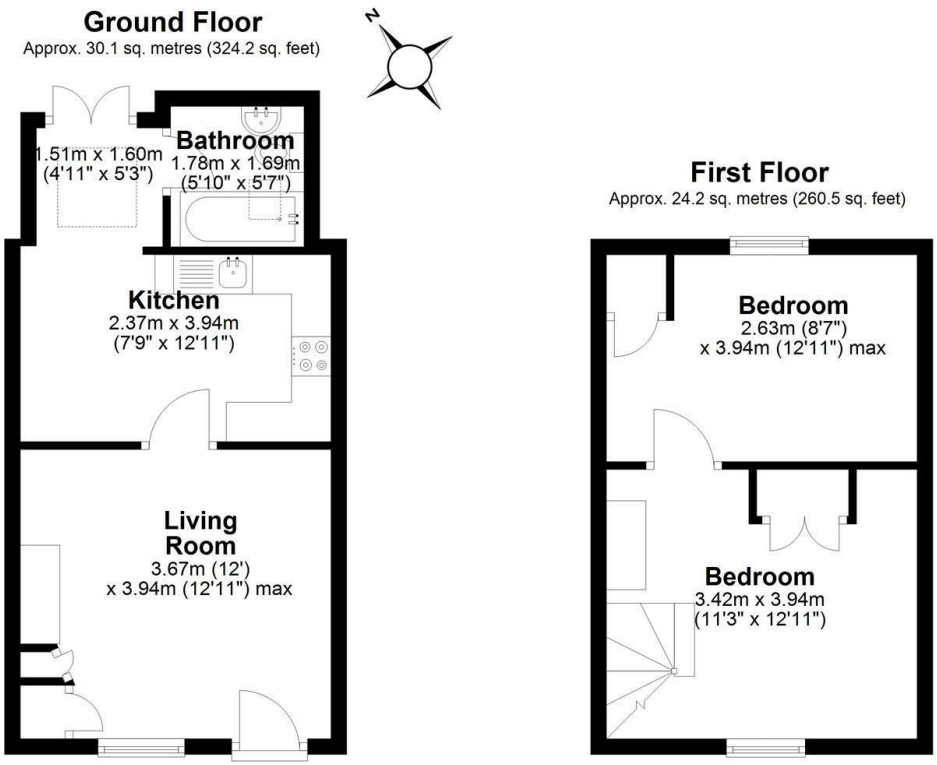
SERVICES
Mains Electricity, Sewage & Water

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

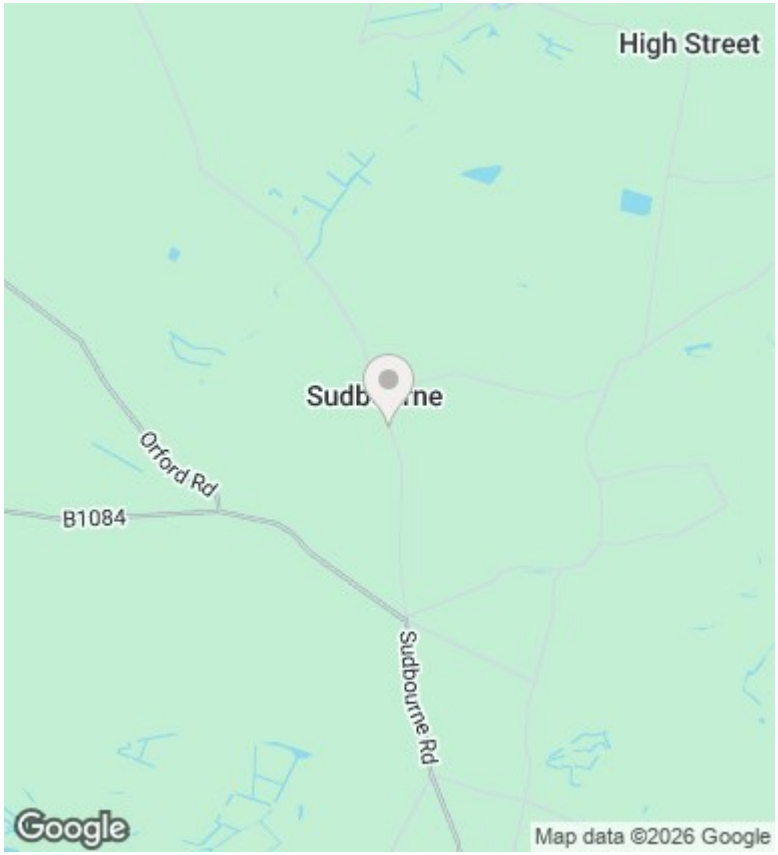
Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if 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.

Hotpoint
OATMEAL



Total area: approx. 54.3 sq. metres (584.8 sq. feet)

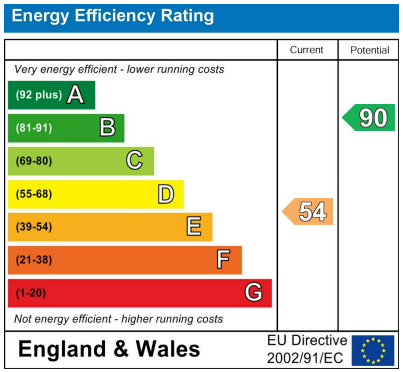


Conveyancing, Surveys & Financial Services

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

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

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
01728 452469

aldeburgh@flickandson.co.uk
www.flickandson.co.uk