



8 Mill Field

Aldeburgh, Suffolk, IP15 5LL

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Bedfords

ESTABLISHED 1966

Heron House, 8 Mill Field, Church Farm, Aldeburgh, Suffolk, IP15 5LL

- Saxmundham 6.8 miles
- Southwold 22.4 miles
- Woodbridge 17.2 miles
- Ipswich Train 26.1 miles
- London by train from Ipswich 1hr 15mins approx

ENTRANCE HALL | CLOAKROOM | STUDY | SITTING ROOM | KITCHEN/BREAKFAST ROOM | UTILITY ROOM | CONSERVATORY | FOUR BEDROOMS | EN-SUITE | FAMILY BATHROOM | GARDEN | OFF STREET PARKING | DOUBLE GARAGE

The Property:

This attractive four bedroom detached house is part of the Church Farm development, which is with-in walking distance to all amenities and the beach.

The accommodation comprises sitting room with a bay window, gas fire, glazed double doors to the kitchen/breakfast room which comprises high and low level cupboards, electric oven, hob with extractor over, dishwasher, stainless steel sink with mixer tap, fridge/freezer and room for a table and chairs. The utility room has plumbing for a washing machine. Off the entrance hall you will find a study to the front and cloak room. The property also includes double-glazed windows and a modern conservatory on the west elevation, which benefits from afternoon and evening sun.

A fabulous four bedroom house set in the sought-after Church Farm area of the Town

Guide: £850,000 FREEHOLD



On the first floor you will find four bedrooms the main bedroom is a lovely light room, with built-in wardrobes and has the benefit on an ensuite. There are three further bedrooms and family shower room.

OUTSIDE:

The garden is laid to lawn with herbaceous borders and paved terrace ideal for al-fresco entertaining. To the front is a shared driveway which is owned by 8 Mill Field, that leads to a detached double garage with roller doors and parking area that is laid to shingle.

NB The property benefits from a water softener and nest operating system for the central heating.

Services

Mains Gas, electricity, water and sewage are connected. According to Ofcom superfast broadband is available and mobile coverage is limited on all networks.

Local Authority

East Suffolk District Council – Council Tax Band E
EPC Rating D

Directions

what3words – forehand.snooze.behind

Location

ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. Dunwich Heath and Minsmere Bird Reserve are also close by. Saxmundham, which is about 7 miles away, has a wide range of shops including Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.

FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

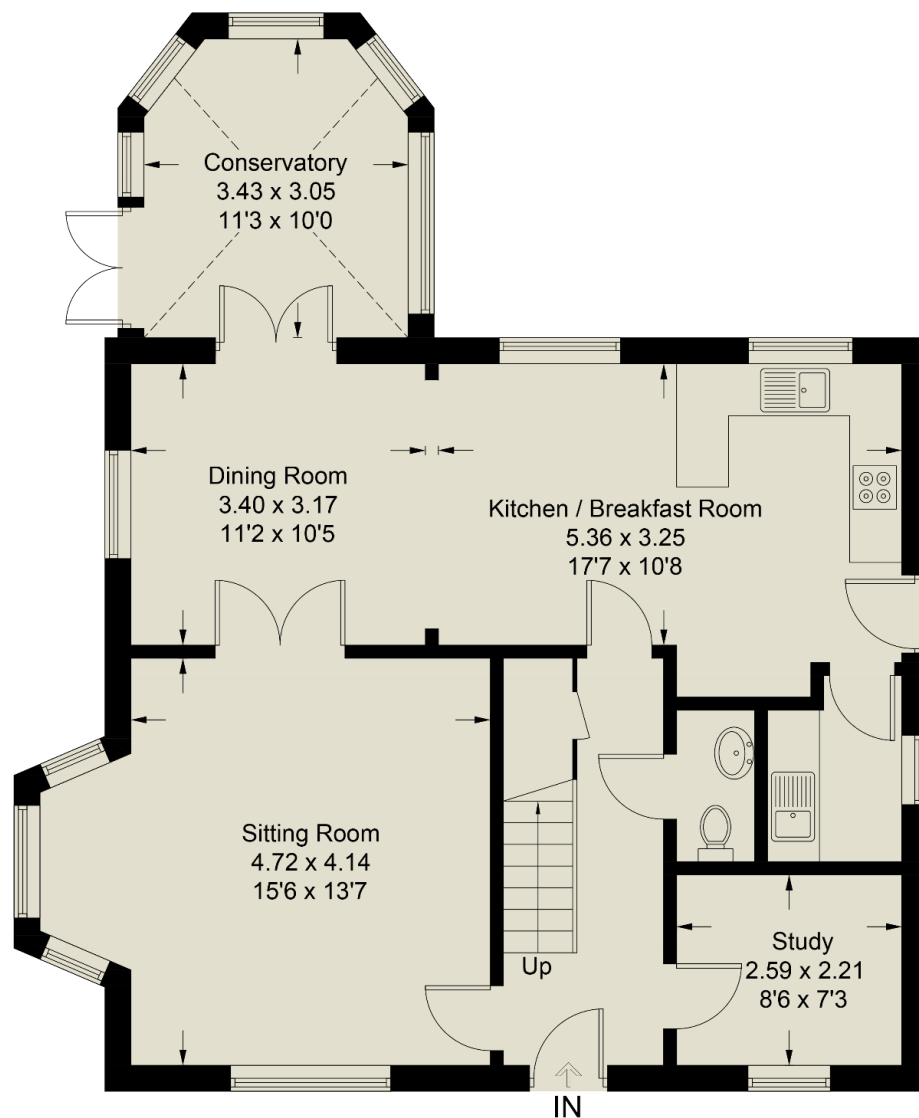


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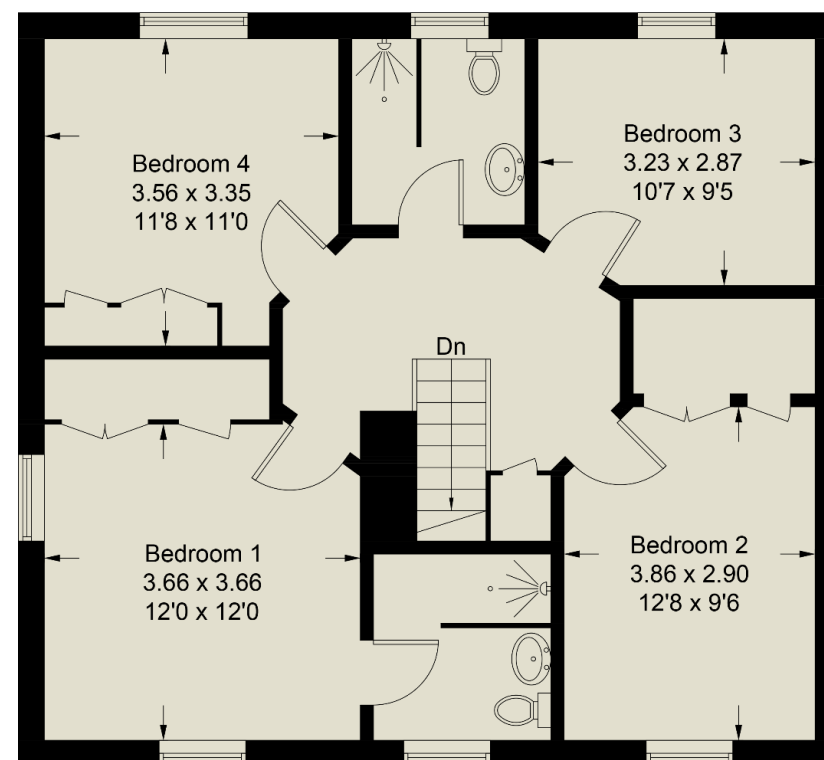
Approximate Gross Internal Area = 157.6 sq m / 1696 sq ft



Energy Efficiency Rating		
	Current	Potential
A		
B		
C		
D		
E		
F		
G		
<small>Not energy efficient - higher running costs</small> <small>EU Directive 2002/91/EC</small> <small>England, Scotland & Wales</small>		



Ground Floor



First Floor





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