



Longview

Aldeburgh Road, Aldeburgh, Suffolk, IP15 5QD

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Longview, Aldeburgh Road, Aldeburgh, Suffolk, IP15 5QD

- Southwold 22.9 miles
- Saxmundham 7.5 miles.
- Ipswich Train Station 25.7
- London Liverpool Street 1hr 15mins

ENTRANCE HALL | CLOAKROOM | KITCHEN | DINING ROOM | SITTING ROOM | UTILITY ROOM | FOUR BEDROOMS | THREE EN-SUITES | GARDEN | OFF STREET PARKING | DOUBLE GARAGE | STUDIO/OFFICE | SHED

The Property:

Longview is a stunning architect designed contemporary house built by Fieldens Builders in 2017/2018 with a tiled roof, wood cladding and triple glazed aluminium clad wooden windows with an air exchange ventilation system and solar panels.

The architect design layout comprises a fabulous entrance hall with floor to ceiling window overlooking the garden, there is a lovely light double bedroom with doors opening onto the patio and en-suite shower room. Also off the entrance hall are stairs to the first floor, deep under stairs storage, and study/bedroom four, guest cloakroom and utility room.

The triple aspect kitchen/dining room comprises high and low level units, eye level ovens, built in fridge/freezer, induction hob, inset ceramic sink, granite worksurfaces, space for a large dining table and chairs, with double doors opening on to the garden terrace.

On the first floor the impressive mezzanine landing opens into the sitting room, with a fabulous floor to ceiling of glass with double doors opening onto a balcony offering beautiful views over the garden and North Warren toward the sea.

A stunning architect designed contemporary four bedroom house close to Aldeburgh and North Warren nature reserve..

OIEO: £1,300,000 FREEHOLD



You will also find an superb principal bedroom of a generous size, being twin aspect and an East facing balcony, a large range of bespoke fitted wardrobes and a large stylish en-suite bathroom with separate shower. There is a further double bedroom with en-suite shower room.

On the second floor is a fabulous roof terrace, with distant sea views, a perfect sun trap,

Outside

The fabulous mature landscaped rear garden is designed to be low maintenance, but with areas of specific interest, reflecting the movement of the sun throughout the day. There are a number of plants, shrubs, wild flower lawn and a super entertaining terrace off the kitchen/dining room ideal for al-fresco dining. You will also find a shed and studio/home office. To the front of the property is a double detached garage with storage or home office potential and an EV charger.

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.

Services

Mains water, gas, electricity are connected. A sewage treatment plant and solar panels have been installed in 2023 with three batteries. According to Ofcom superfast broadband is available and mobile coverage is limited on all networks.

Local Authority

East Suffolk District Council – Council Tax Band TBC
EPC Rating B

Directions

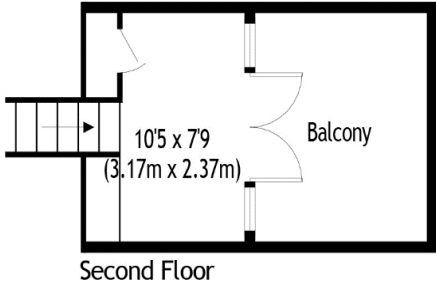
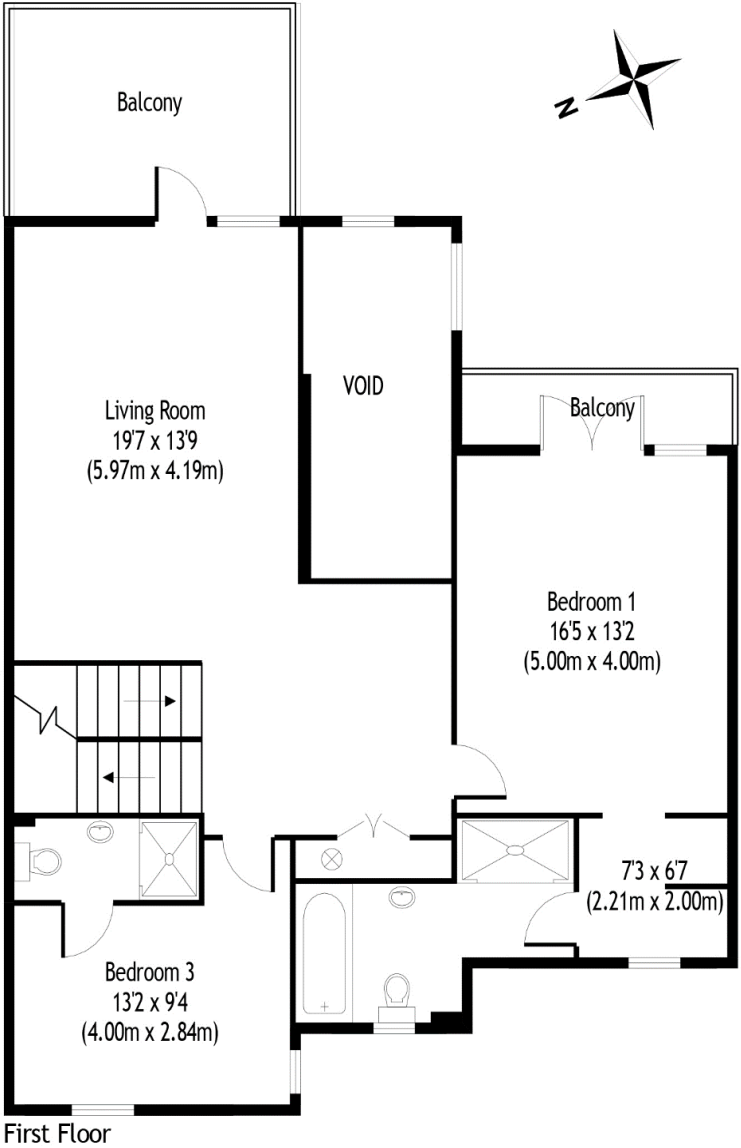
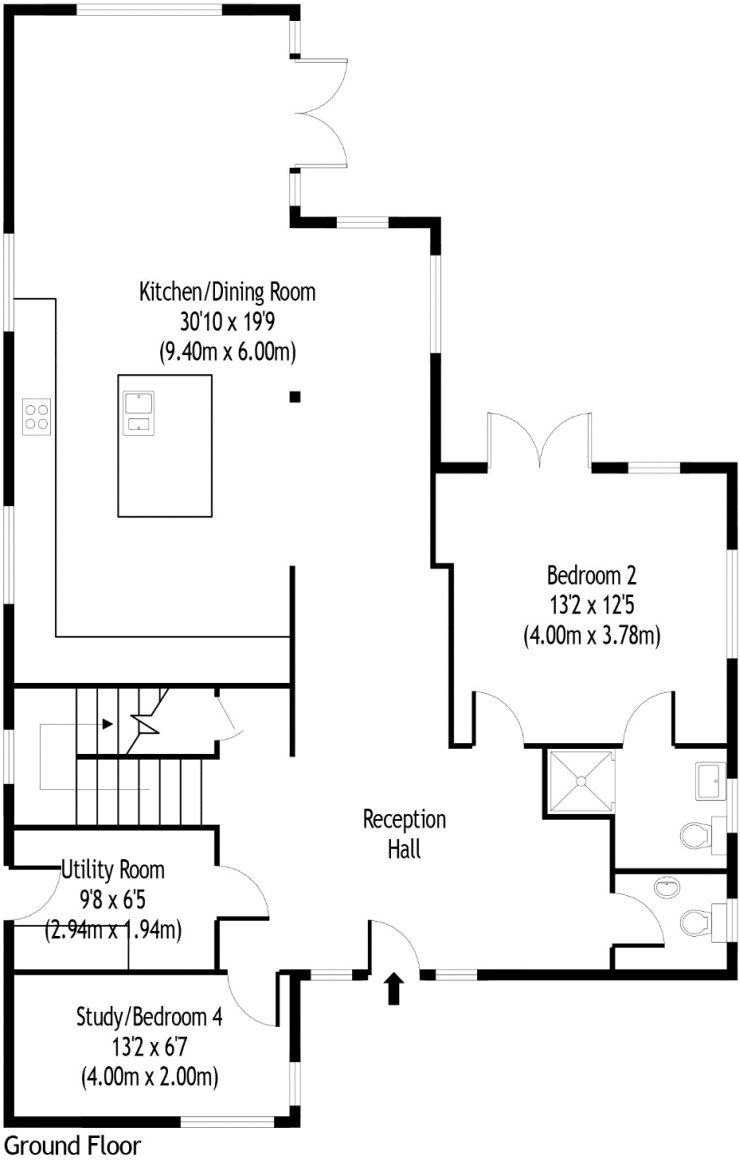
what3words – dissolved.forgives.consumed



Longview, Aldeburgh
Approx. Gross Internal Floor Area - 2309 Sq ft / 215 Sq M



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		91
B (81-91)	86	
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
Not energy efficient - higher running costs		
G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC



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