



6 Oak Drive

Aldringham, Suffolk IP16 4FN

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ESTABLISHED 1966

6 Oak Drive Aldringham, Suffolk IP16 4FN

- Ipswich Train Station 24.6
- Saxmundham 5 miles
- Aldeburgh 3 miles
- London by train from Ipswich 1hr 15mins

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

The Property

6 Oak Drive is an exceptional brick built modern executive style house under a slate roof. The property offers stylish accommodation and is immaculately presented.

On entering the property you find yourself in the hall with doors off to the sitting room, study, cloak room, kitchen and stairs to the first floor. The property is fully alarmed, double glazed and has beautiful Porcelanosa tiles throughout the ground floor.

The sitting room is a lovely light double aspect room with wood-burner and double doors to the dining room. The dining room is a good sized room with window overlooking the rear garden.

The fabulous kitchen breakfast room overlooks the rear garden and comprises high and low level units, electric oven, gas hob with extractor over, built in dishwasher, fridge/freezer, granite worktops, stainless steel sink with mixer tap, separate drinking water tap, water softener, space for a table and chairs with double doors onto the patio area, ideal for al-fresco dining.

There is also a door to the utility area with low units, built-in washing machine, freezer, sink with mixer tap, wall mounted boiler and door to the drive.

A stunning house with a stylish interior, in a highly convenient position close to Aldeburgh and the coast.

OIEO: £625,000 FREEHOLD



Off the entrance hall there is also a cloakroom and study with window to the front.

Stairs from the hall lead to the first floor where you will find four double bedrooms. The main bedroom is a superb room with built-in wardrobes and en-suite shower, the second bedroom also has built-in wardrobe and en-suite shower room and the other two rooms are also good sized doubles one of which also has a fitted wardrobes.

The family bathroom comprises paneled bath, close coupled WC and pedestal wash basin.

Outside

To the front of the property is a path leading to the front door with planting on either side and to the side of the property is a double garage with electric, parking for several cars and gate to the rear. The rear garden is south facing and has been beautifully landscaped and interspersed with planting and paving as well as a fabulous patio area offering fantastic views over the fields beyond.

Services

Mains gas, water, electricity and drainage are connected. Broadband and mobile phone coverage according to Ofcom. Ultrafast broadband available and mobile coverage from all networks is likely.

Local Authority

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

Directions

what3words – [behalf.loosens.cuts](#).

Location

The property is situated within the Suffolk Coastal Area of Outstanding Natural Beauty. Aldeburgh and Thorpeness are both close by, with beautiful shingle beaches. Aldeburgh has excellent local shops, boutiques, pubs and restaurants. There is also a cinema, two supermarkets and two yacht clubs. Leiston also has local shops and a supermarket. Saxmundham provided further facilities and has a branch line railway station providing access to London Liverpool Street via Ipswich. The world-famous Snape Maltings with its concert hall and retail outlets is also within easy reach.

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



6 Oak Drive, Aldringham

Kitchen / Breakfast Room
5.80 x 3.07
19'0 x 10'1

Dining Room
4.25 x 3.07
13'11 x 10'1

Living Room
4.82 x 4.66
15'10 x 15'3

Study
3.35 x 2.74
11'0 x 9'0

Utility

Up

IN

The floor plan illustrates the second floor of a residence. It features four bedrooms: Bedroom 4 (3.67 x 3.03, 12'0 x 9'11) in the top left, Bedroom 3 (3.61 x 3.08, 11'10 x 10'1) in the top right, Bedroom 2 (3.42 x 3.34, 11'3 x 10'11) in the bottom left, and the Main Bedroom (4.67 x 4.16, 15'4 x 13'8) in the bottom right. A central hallway provides access to all rooms and includes a staircase labeled 'Dn' (down). There are two bathrooms, each with a toilet and a bathtub. The plan also shows several closets, including wardrobes (labeled 'W') in the bedrooms and a linen closet (labeled 'A/C'). Arrows indicate the placement of windows and doors throughout the floor.

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