



**23 Mill Field,**

Aldeburgh, Suffolk, IP15 5LL

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## 23 Mill Field, Aldeburgh, Suffolk, IP15 5LL

- Southwold 18.3 miles
- Saxmundham Train Station 7.3 miles
- London 1 hour 15mins approx. by train from Ipswich.

ENTRANCE HALL | SITTING ROOM | DINING ROOM |  
KITCHEN | THREE BEDROOMS | BATHROOM

### THE PROPERTY:

23 Mill Field is a lovely semi-detached cottage situated on the sought-after church farm area of the town. Now in need of updating.

On entering the property you find yourself in the entrance hall with stairs to the first floor, and doors to the sitting room, kitchen and cloakroom. The sitting room is a lovely big room with central open fireplace and double doors to the garden. Storage cupboard. The kitchen comprises high and low level units, ceramic sink with mixer tap over, electric oven with gas hob, space for undercounter fridge and washing machine.

On the first floor you will find three bedrooms, the main double bedroom is a good size with two windows to the front letting in lots of light. The second bedroom is a small double and the third a good sized single.

## A CHARMING THREE BEDROOM HOUSE SITUATED IN THE POPULAR CHURCH FARM AREA OF ALDEBURGH.

**Guide: £425,000 FREEHOLD**



The bathroom comprises a panelled bath, pedestal wash basin and close coupled WC. Off the landing there is also a door to a separate toilet.

## OUTSIDE:

To the front is a small garden and drive to the side leading to a single garage. The rear garden is overgrown but is a fabulous space with some ornamental trees and mature shrubs, an ideal place for alfresco dining.

## Services

Mains water, gas, electricity and drainage connected. According to Ofcom there is superfast broadband available. Mobile coverage is likely from all networks.

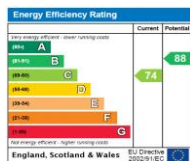
What3words: maple.acted.lifestyle

Council Tax: D

EPC C

## 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.

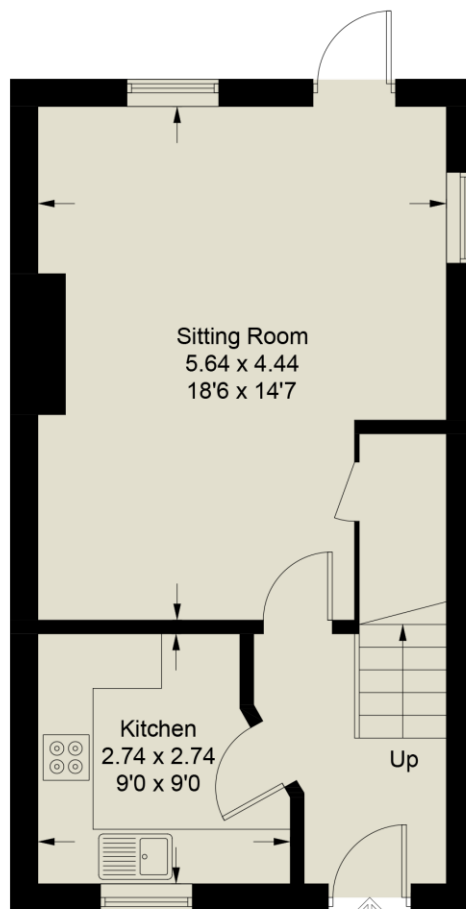


**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

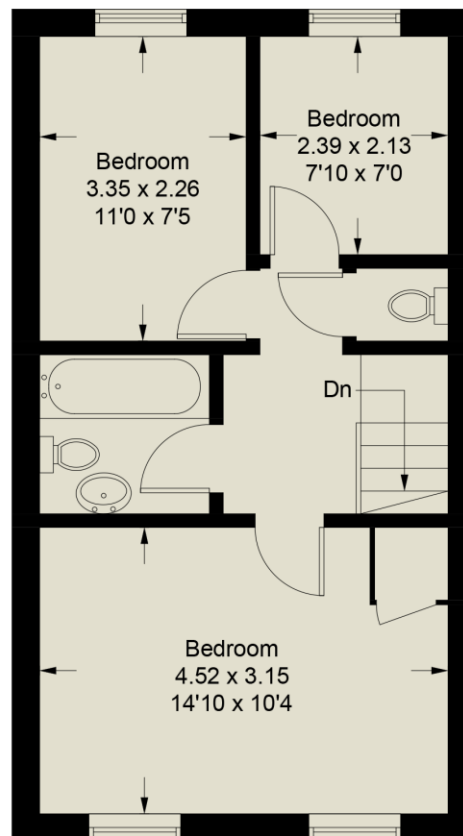


## 23 Millfields, Aldeburgh

Approximate Gross Internal Area = 76.4 sq m / 822 sq ft



**Ground Floor**



**First Floor**

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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