



Sol Backen, Leiston Road, Aldeburgh, IP15 5QA

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Bedfords

ESTABLISHED 1966

Sol Backen, Leiston Road Aldeburgh, Suffolk IP15 5QA

- Thorpeness 2.9 miles
- Snape Maltings 5.8 miles
- Saxmundham Station 6.7 miles

ENTRANCE HALL | KITCHEN/BREAKFAST ROOM | UTILITY |
RECEPTION ROOM | DINING ROOM | THREE BEDROOMS
| STUDY/BEDROOM FOUR | FAMILY BATHROOM |
GARDEN | GARAGE AND PARKING

ALDEBURGH is one of Suffolk's most sought-after coastal towns, with a heritage beach and within an AONB. The town has superb recreational facilities including sailing, golf, fishing and walking. It also provides an excellent selection of shops and boutiques, 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 6 miles away, has a wide range of shops including a Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.

Sol Backen is a beautifully presented 1930s family home in a large plot on the outskirts of Aldeburgh, only a short walk along the railway line from the beach and the High Street.

The accommodation, which is arranged over two floors, benefits from gas-fired heating to radiators, and consists of front door leading to entrance hall with stairs to the first-floor. Off the hall there is a large reception room which is triple-aspect, with open fireplace and door to the garden. Also from the entrance hall doors open into a dining room and a study/bedroom four. To the rear of the house is a kitchen/breakfast room with hand-built kitchen, comprising low level cupboards, Rayburn, double ceramic sink with mixer tap above, marble work top, space for a table and chairs with door to a utility room.

A fabulous three bedroom house, situated just on the outskirts of Aldeburgh

Guide: £895,000 FREEHOLD



On the first-floor is a generous landing, a large principal bedroom, double bedroom with large store/occasional room, twin bedroom, and family bathroom.

Outside

To the front of the property is a large area of garden, mainly laid to lawn, with mature trees, a gravel drive and ample parking leading to a garage, and to the rear of the property is an attractive garden with terrace, herbaceous borders, and summerhouse.

GENERAL INFORMATION

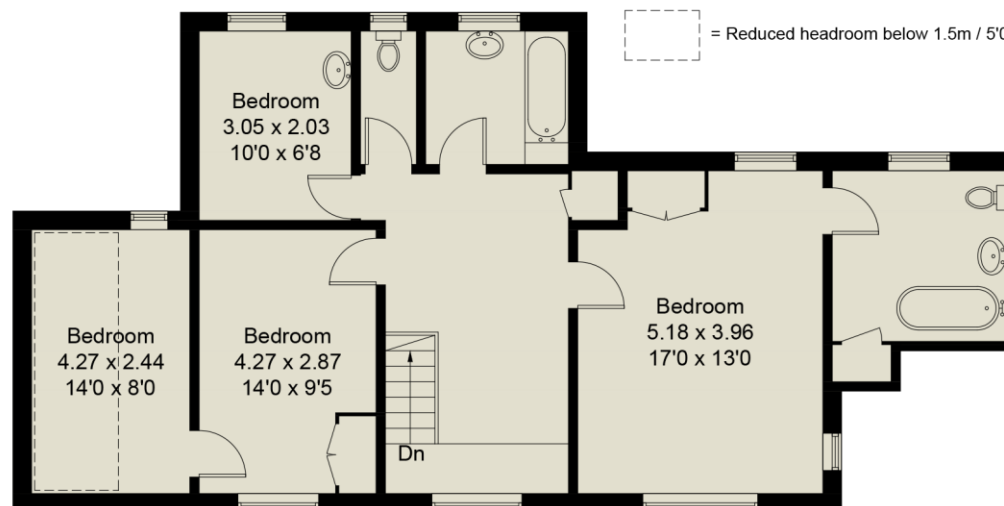
- Mains water, electricity, gas-fired central heating to radiators and drainage via septic tank.
- Council Tax – East Suffolk – Band G - £3,529pa
- Ofcom states Superfast broadband is available
- Ofcom states mobile signal is available
- What3words: nags.galloping.teams

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

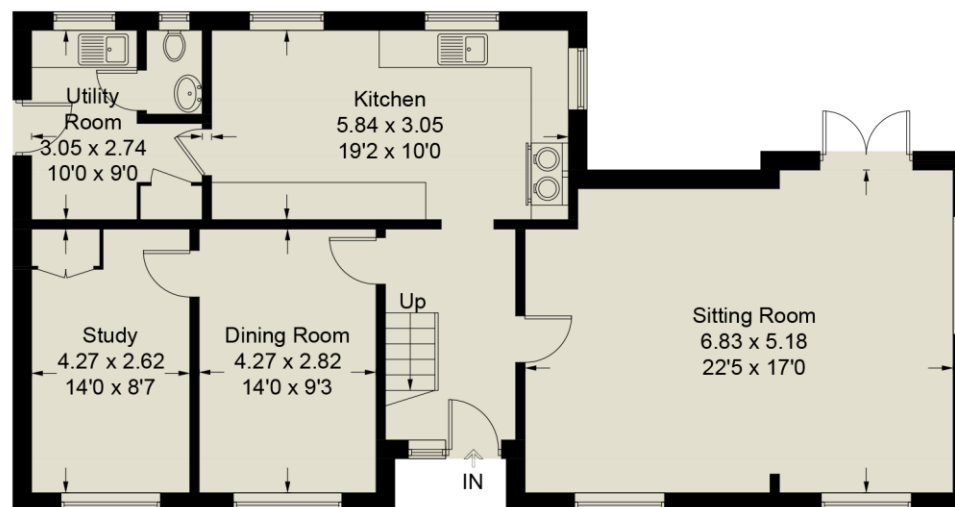


Sol Backen, Aldeburgh

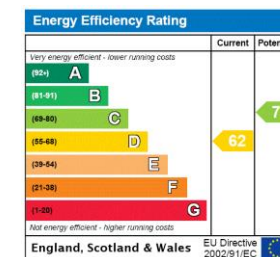
Approximate Gross Internal Area = 180.1 sq m / 1938 sq ft



First Floor



Ground Floor



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