



**100 Leiston Road,**

Aldeburgh, Suffolk, IP15 5PX

[bedfords.co.uk](http://bedfords.co.uk)

**Bedfords**

ESTABLISHED 1966



## 100 Leiston Road, Aldeburgh, Suffolk, IP15 5PX

## A FABULOUS FOUR BEDROOM BUNGALOW WITHIN WALKING DISTANCE TO THE BEACH AND AMENITIES.

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

ENTRANCE HALL | SITTING ROOM |  
KITCHEN/BREAKFAST ROOM | FOUR BEDROOMS |  
BATHROOM | EN-SUITE | GARDEN | PARKING

### THE PROPERTY:

100 Leiston Road is a fabulous single story property that has been virtually rebuilt by the current owners to create a new spacious home on this sought after road close to the Red House, golf club, and a only short walk from the high street and the beach.

The accommodation which will benefit from under floor heating throughout is constructed of red brick with a lime mortar, under a tiled roof with double glazing throughout, a cedar clad porch and bi-folding doors to the rear.

The accommodation consists of spacious wide entrance hall, leading to the back of the house with a semi vaulted sitting room, views over the garden an adjacent study/bedroom 4, a fabulous kitchen/breakfast room with bi-folding doors to the garden.

The kitchen will comprise of a shaker style kitchen, island unit, built in Neff oven and microwave, 5 burner induction hob with curved extractor above, dishwasher and fridge freezer, Quartz work surfaces and central island with sink and tap, all flooded with light by a large sky light on the roof. **There is a fabulous opportunity** for an early purchaser, to choose the style and colour of the kitchen units, worktops as well as the tiling.

**Guide: £750,000 FREEHOLD**



Next to the kitchen is a utility room, for plumbing with washing machine and dryer.

At the front of the house is a large principal bedroom with ensuite shower room, three further double bedrooms and a large family bathroom. Bedroom four which could also be used as a study and will have internet connections.

## OUTSIDE:

The property is approached over a drive to ample parking to the front and to the rear is a generous garden with mature fruit trees, patio area to the rear, ideal for entertaining boarded by fencing and newly laid lawn.

**NB: We have used CGI images, to show what the finished property could look like, these are for illustration purposes only.**

## Services

Mains water, electricity and drainage connected.

According to Ofcom there is superfast broadband available. Mobile coverage is likely from all networks. Cat 5 wiring for smart Tv. Solar panels with a predicted saving of £502 per annum. 10 year warranty.

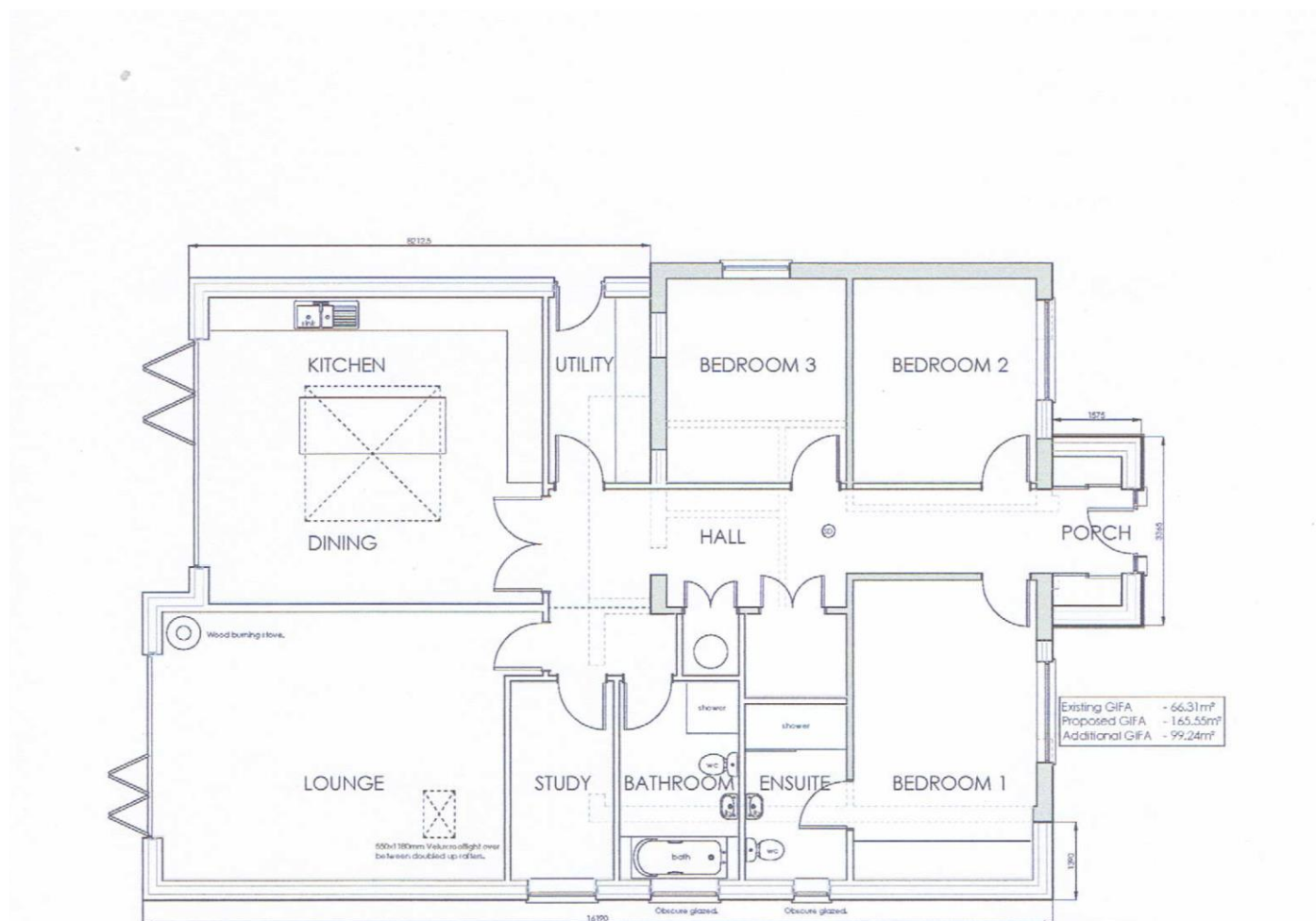
What3words: highly.pacemaker.stylist.

Council Tax: TBC

EPC Predicted B

## 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.







# Bedfords

ESTABLISHED 1966

145 High Street, Aldeburgh, Suffolk IP15 5AN | 01728 454505 | [BEDFORDS.CO.UK](http://BEDFORDS.CO.UK)