



29 Linden Road, Aldeburgh, Suffolk, IP15 5JH

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29 Linden Road Aldeburgh Suffolk IP15 5JH

- Thorpeness 2.5 miles
- Snape Maltings 5.5 miles
- Saxmundham Station 6.5 miles

HALL | SITTING ROOM | KITCHEN/DINER | DINING ROOM/ BEDROOM 3 | CONSERVATORY | 2 FURTHER BEDROOMS | BATHROOM | FRONT AND REAR GARDENS GARAGE | CAR PARKING

29 Linden Road is a detached bungalow situated in a popular residential road on the edge of Aldeburgh. The property stands in a good-sized plot, with attractive front and rear gardens and is constructed of red brick elevations under a concrete tile roof with double glazing throughout.

The front door opens to an 'L' shaped hallway with a storage cupboard. The sitting room is a light and airy room, overlooking the front garden and has a mantelpiece housing an electric coal-effect fire. On the left of the hall is a bedroom, as well as a dining room, which also could serve as a bedroom, which has doors through to the conservatory, overlooking the rear garden.

The kitchen/diner is fitted with a range of wall and base mounted cupboards and drawer units, with a laminate worktop, inset 1 ½ bowl stainless steel sink and space for a dishwasher and washing machine. There is also space for a small table and chairs.

There is a further single bedroom which would also make a great study, and a shower room with a walk-in shower cubicle with thermostatic shower, WC, handbasin and heated towel rail.

A detached bungalow with front and rear gardens, in a peaceful residential setting in this sought-after coastal town.

Guide: £350,000 FREEHOLD



Outside

To the front of the property is a front garden down to lawn with mature trees including pine and birch and a variety of shrubs. A gravel drive provides ample car parking and leads to the single garage which is constructed of brick and has an up-and-over door, power and light, and a door to the garden. The rear garden is laid to lawn with shrub borders and a paved terrace adjacent to the conservatory.

General information

- All mains services connected
- Gas-fired central heating to radiators.
- Council Tax – East Suffolk – Band D
- Ofcom state – Superfast broadband is available
- Ofcom state – most mobile providers likely
- EPC – C rating

Location

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.

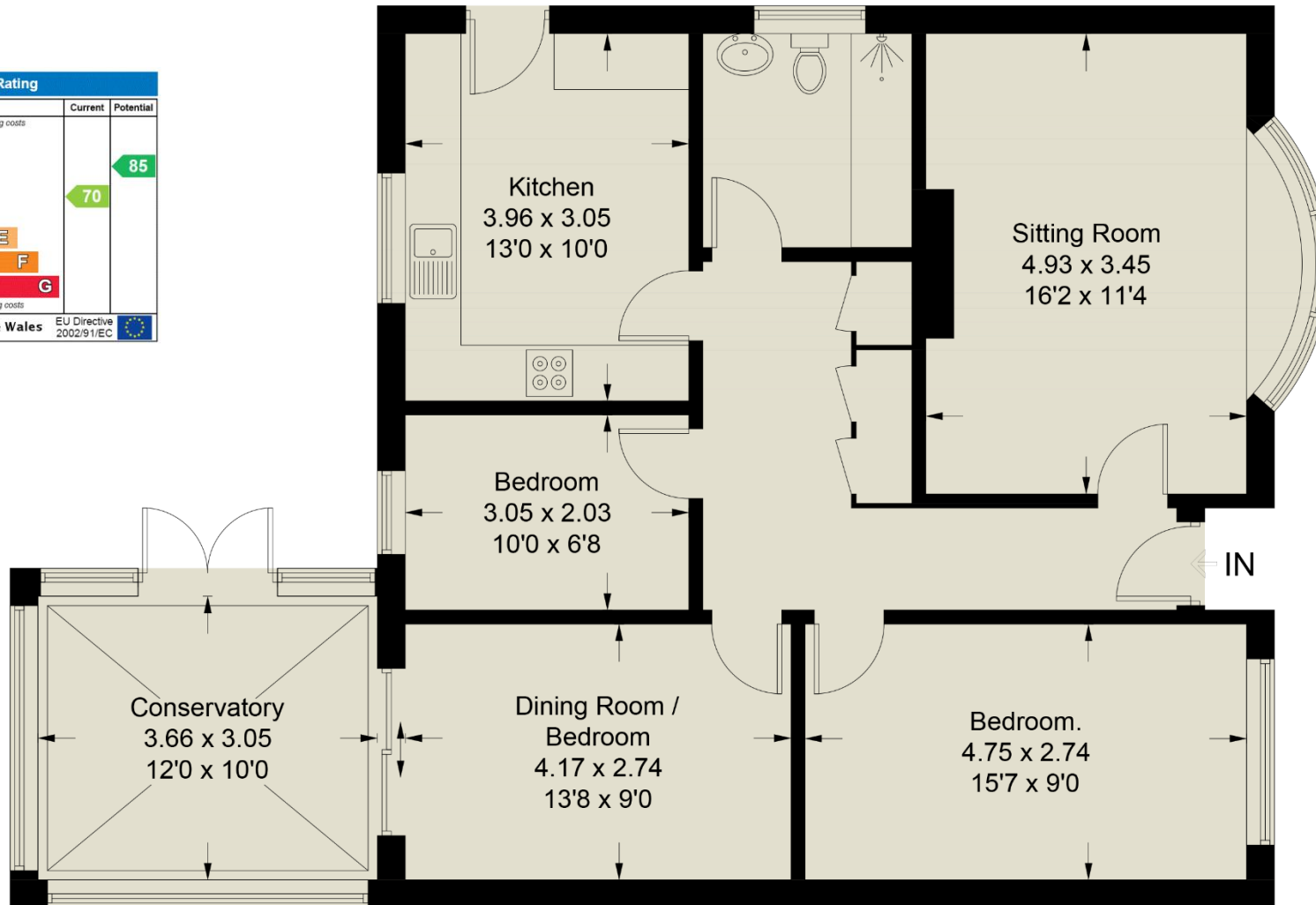


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Approximate Gross Internal Area = 93.8 sq m / 1010 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		85
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



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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.

Bedfords | 01728 454505
ald@bedfords.co.uk
145 High Street, Aldeburgh
Suffolk IP15 5AN