



New House, 17a Linden Road
Aldeburgh, Suffolk, IP15 5JQ
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ESTABLISHED 1966

New House, 17a Linden Road Aldeburgh Suffolk, IP15 5JQ

- Southwold 17.6 miles
- Saxmundham 6.4 miles
- Woodbridge 16.6 miles
- London by train from Ipswich 1hr 15mins

ENTRANCE HALL | CLOAKROOM | KITCHEN/ BREAKFAST ROOM |
SITTING ROOM | UTILITY ROOM | DINING ROOM | FOUR
BEDROOMS | EN-SUITE | FAMILY BATHROOM | LIFT | GARDEN |
OFF STREET PARKING | LARGE GARAGE | CAR PORT | SUMMER
HOUSE | WORKSHOP

The Property:

New House, 17a Linden Road is a fabulous Potton Home. There is parking to the front for several cars, car port and garage. On entering the property off the entrance hall is a door to the garage, stairs to first floor, lift, cloakroom, sitting room, dining room, kitchen breakfast room and utility room.

There is a fabulous double aspect sitting room with inglenook style fireplace with redbrick chimney, pamment hearth housing a double sided wood-burner with log storage to the side and bay window over-looking the garden. This opens through into the dining room which has an inglenook style fireplace with double sided wood-burner. The kitchen/breakfast room is a beautifully appointed room with built-in base and wall units, dishwasher, fridge/freezer, gas rangemaster, inset sink with mixer tap over, double doors to the garden. The utility area has a range of cupboards and plumbing for a washing machine and door to rear garden.

There is gas fired underfloor heating throughout the ground floor with radiators upstairs. Engineered oak and porcelain tiles in the kitchen and bathroom. The property also has MVHR air circulating throughout the living areas, the water softener and plumbing is located in the garage.

A fabulous four bedroom Potton home, situated in a sought-after area of the town.

Guide: £850,000 FREEHOLD



From the hall there is a lift which takes you to the first floor, where you will find a good sized landing with mezzanine area overlooking the front garden.

Off the landing are three double bedrooms and one large single. The principle bedroom is a fabulous light room with fitted wardrobes and en-suite shower room. The second largest double is a lovely light room. All bedrooms are a good size with the large single also having access to the en-suite bathroom.

The family bathroom features panelled bath, separate shower, and a close coupled WC. All the bathrooms allow wheelchair access.

Outside

To the front of the house is a post and rail fence, block paved drive, car port and parking, giving access to a generous garage with electric sliding doors. The garage is insulated and heated to an ambient temperature. A door to the rear of the garage leads into a workshop. The large rear garden is partly laid to lawn with shingled and paved areas, interspersed with mature grasses and planting. You will also find a lovely decked area, pond, summerhouse, greenhouse and vegetable garden with raised beds. There is also an 7kWh EV fast charge point outside the garage.

Services

Mains: Water, gas, electricity and sewage are connected.

Ofcom: Superfast broadband is available

Ofcom: Mobile is available but may be limited on some networks.

East Suffolk District Council: – Council Tax Band F

EPC Rating: B

What3words: – token.abundance.fatherly

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.

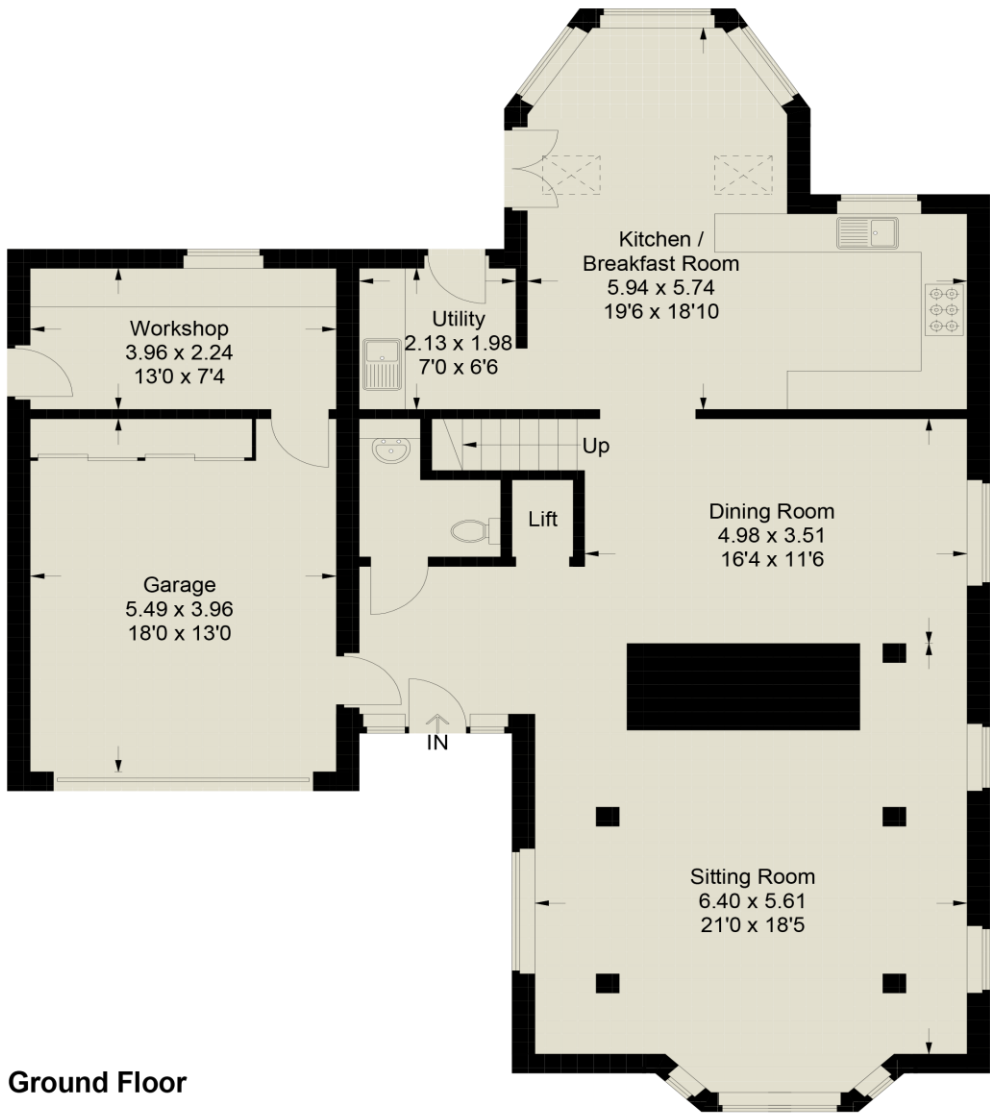
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



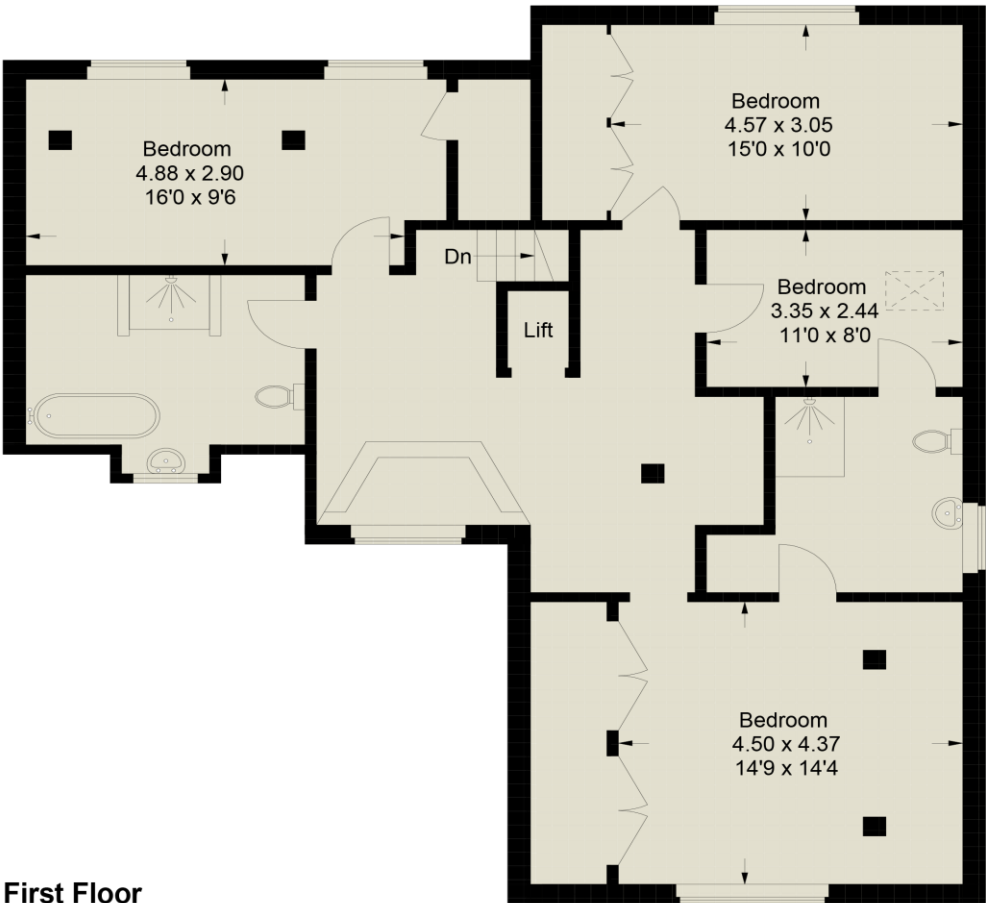
Energy Efficiency Rating		
	Current	Potential
Energy Efficiency	A	A
Energy Cost	B	B
Energy Demand	C	C
Energy Loss	D	D
Energy Use	E	E
Energy Cost	F	F
Energy Demand	G	G
Energy Use	84	89
England, Scotland & Wales		

17A Linden Road, Aldeburgh

Approximate Gross Internal Area = 252.1 sq m / 2714 sq ft
(Including Garage)



Ground Floor



First Floor





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