



Button Cottage, Aldeburgh

Bedfords

ESTABLISHED 1966

Button Cottage, High Street, Aldeburgh, Suffolk, IP15 5DG

SITTING ROOM | KITCHEN/BREAKFAST ROOM | THREE
BEDROOMS | BATHROOM | PATIO GARDEN |
OUTHOUSE | SHED

Aldeburgh, enviable for its position on the East Suffolk Coastline and its cultural history, is now a year round destination for creative activities. The Annual Aldeburgh Festival for music, art exhibitions, cinema, literary and poetry festivals. It enjoys a wide range of shopping facilities and a diverse range of restaurants, some of a national reputation. The historic town boasts a host of leisure activities including tennis, sailing, walking, golf and bird watching, beside some of the finest lowland marsh and heathland scenery found in the British Isles.

GUIDE PRICE: £550,000



THE PROPERTY:

BUTTON COTTAGE is a charming and beautifully presented mid-terraced Grade II Listed cottage standing in a highly sought after position at the southern end of the Aldeburgh's High Street close to yacht club, shops and shingle beach.

The accommodation comprises three bedrooms, two doubles and one single/bunk room, sitting room, kitchen/breakfast room, bathroom, outhouse and patio garden.

The sitting room has a lovely room with wood burner, oak flooring, window to the front, stairs to the first floor and door to kitchen.

The kitchen/breakfast room has a range of high and low level units, electric oven with extractor over, fridge, ceramic sink with mixer tap over. Space for table and chairs, pan-tiled floor and door to garden.

On the first floor you will find three bedrooms two double and one single/bunk room. The bathroom comprises panelled bath with shower over, pedestal wash hand basin and close coupled WC.

OUTSIDE:

The front façade of the property has recently been painted and enjoys a shallow east facing front garden and an attractive south westerly rear patio garden ideal for al-fresco dining. There is also a small shed and outhouse with close coupled WC, plumbing for washing machine and boiler.

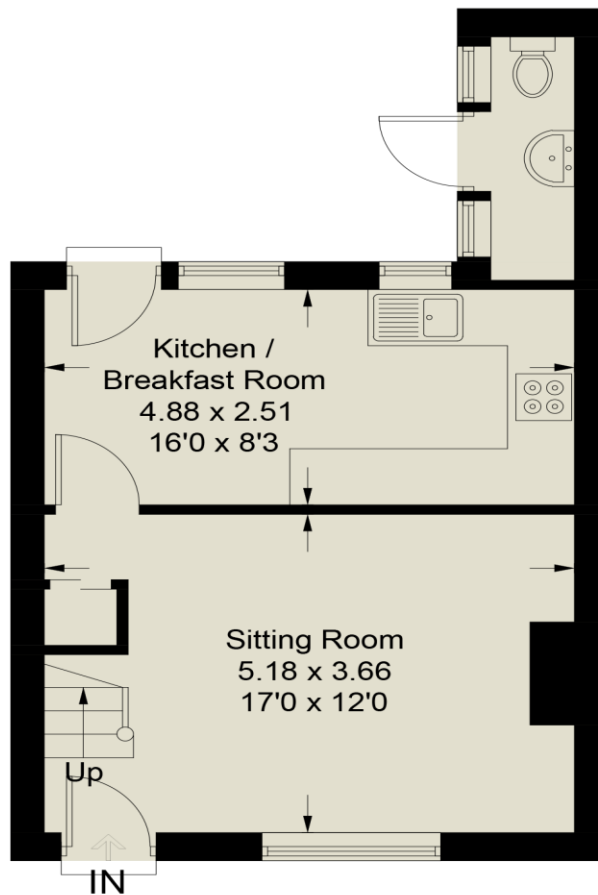
SERVICES:

Mains water, electricity, gas and drainage connected.

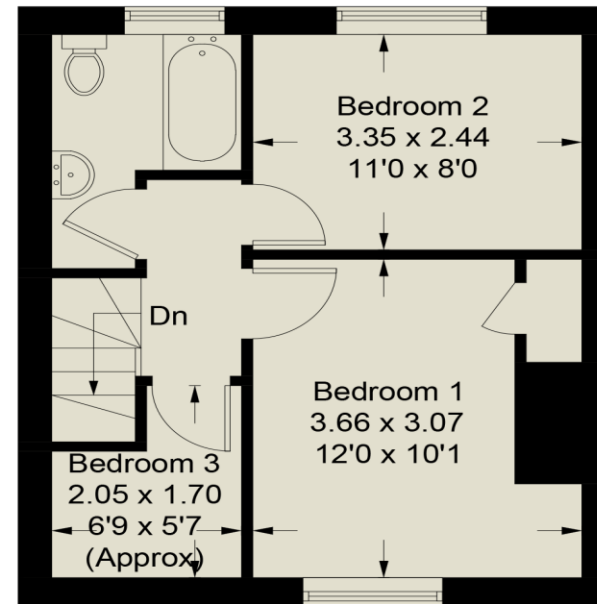
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



Button Cottage, Aldeburgh



Ground Floor



First Floor

For identification purposes only. Not to scale. Copyright fullaspect.co.uk
Produced for Bedfords

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.

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

Woodbridge | 01394 779444
wdb@bedfords.co.uk
28 Market Hill, Woodbridge
Suffolk. IP12 4LU