



9 North Warren

Aldeburgh, Suffolk, IP15 5QF

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ESTABLISHED 1966

9 North Warren, Aldeburgh, Suffolk Suffolk, IP15 5QF

- *Saxmundham train station 6.3 miles.*
- *Southwold 16.4 miles.*
- *London 1hr 15mins by train from Ipswich approx..*

ENTRANCE LOBBY | CLOAKROOM | KITCHEN/BREAKFAST ROOM | SITTING ROOM | DINING ROOM | UTILITY CUPBOARD | FAMILY ROOM | STUDY | FOUR BEDROOMS | EN-SUITE BATHROOM | FAMILY BATHROOM | UTILITY ROOM | 1 ACRE GARDEN STS | PARKING | LARGE DETACHED GARAGE

THE PROPERTY:

Monks Way is a fabulous coastal property that was remodelled and extended to exceptional high standard approximately 15 years ago, which benefits from high levels of insulation and double glazing throughout. The majority of the main house benefits from high quality engineered boat flooring and extensive glazing, creating a fabulous light open plan living space with gas fired heating to radiators.

The accommodation is arranged over two floors and consists of front door with glazing either side, leading to an entrance area with floor to ceiling glazed windows, stairs to the first floor. The hall opens into the a large L shaped reception room with a west facing sitting room overlooking the gardens with woodburning stove and double doors to the garden. The dining area has a triple aspect with double doors opening onto a west facing patio. There is also a door that flows through to the side hall and into the kitchen breakfast room, which is a spacious well-appointed double aspect room with doors to the terrace and garden.

The kitchen comprises a range of base and wall units, built-in electric oven and gas hob with extractor over, dishwasher, fridge/freezer and plumbed recess for washing machine, one and a half bowl sink, Corian worksurface, door to terrace and garden.

A stunning house with a stylish interior, in a highly convenient position close to Aldeburgh and the coast.

Guide: £1,150,000 FREEHOLD



There is also a large storage/utility cupboard housing dryer and gas boiler, Adjacent to the kitchen is a family room which in turn opens to a study with doors to garden. From the study is a lobby with guest bathroom and stairs to a vaulted guest bedroom with views over the garden.

On the first floor of the main house is a spacious landing with doors to three double bedrooms. The principle bedroom has a balcony offering fabulous views over the garden with built-in wardrobes and en-suite bathroom which has recently been refurbished. There are two further bedrooms and family bathroom comprising panelled bath with mixer tap and shower attachment, vanity sink unit, close coupled WC and heated towel rail.

OUTSIDE:

Outside the property is approached by an electric five bar gate over a long sweeping gravel drive with a turning circle all boarded by mature hedging and a large garage. To the rear is a large, extensive garden, main lawn with terrace, landscape borders and gravel path, fruit trees, and fir trees and a large terrace adjacent to the back of the house. The garden also benefits from a sprinkler system, fed from a bore hole to help maintain a lush garden lawn throughout the summer. The boot room also gives access to the front garden.

SERVICES:

Mains water, electricity and drainage are connected. Central heating via a gas boiler.

Council Tax Band G

EPC Rating - C

what3words – awesome.lyrics,promote

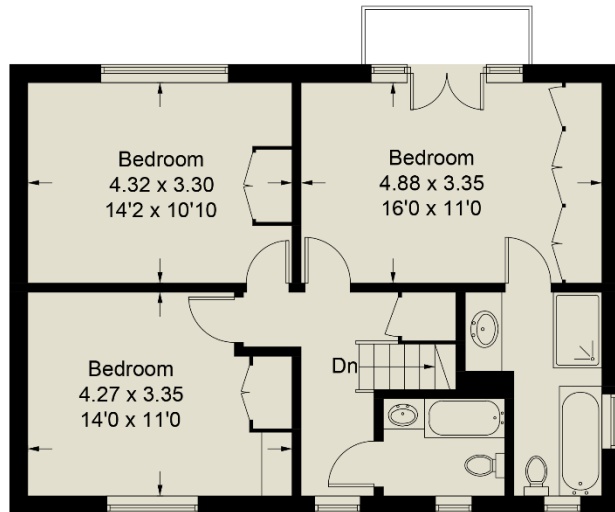
ALDEBURGH is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The town also provides a good selection of shops, restaurants and pubs. Snape Maltings, the home of the Aldeburgh Music Festival, is about 4 miles away. 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.

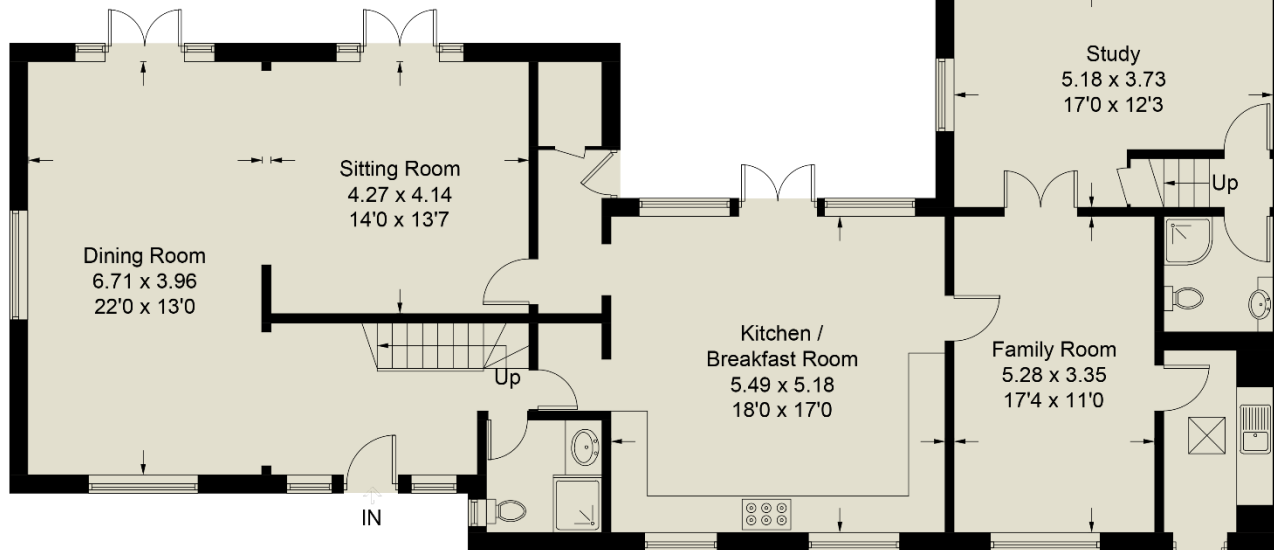
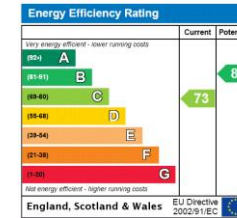


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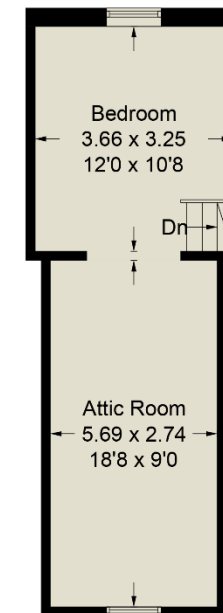
Approximate Gross Internal Area = 237.5 sq m / 2556 sq ft
(Including Attic Room)



First Floor



Ground Floor



First Floor





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