



8 Fawcett Road

Aldeburgh, Suffolk, IP15 5HQ

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Bedfords

ESTABLISHED 1966

8 Fawcett Road Aldeburgh, Suffolk, IP15 5HQ

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

ENTRANCE LOBBY | KITCHEN/DINER | SITTING ROOM/BEDROOM | DINING ROOM | DRAWING ROOM | THREE BEDROOMS | ATTIC ROOM/BEDROOM | BATHROOM | UTILITY ROOM | COURTYARD GARDEN | PARKING | GARAGE

8 Fawcett Road is a well presented traditionally built four bedroom semi- detached property set on this sought-after road with sea views from the first floor.

On entering the property you find yourself in the entrance hall with doors to the kitchen, dining room, sitting room, shower room and stairs to the first floor.

The kitchen/breakfast room comprises high and low level units, built in over and hob with extractor over, stainless steel sink with mixer tap, space for fridge freezer, dishwasher and table and chairs door to utility room. The utility room has the gas boiler, plumbing and space for the washing machine and dryer, cupboard and door to garden.

On the first floor there is a good landing with access to the attic and double doors to the drawing room which is a light spacious room with gas fire and picture window with stunning views over rooftops to the sea.

Off the landing you will also find three bedrooms, the main bedroom is a fabulous large room with built-in wardrobe and En-suite. There are two further bedrooms, one with sea views and family bathroom also with sea views.

A FABULOUS MODERN FOUR BEDROOM HOUSE WITH STUNNING SEA VIEWS.

Guide: £975,000 FREEHOLD



The Attic room is carpeted and has a Velux with sea view this is a great space that could be converted in to further accommodation subject to planning.

Outside

To the front of the property there is parking for two to three cars and a single garage. The property has an attractive walled east-facing courtyard garden, designed for ease of maintenance, with door to garage and gate to the front.

NB: The property would make an a great family home, second home or holiday let investment.

Services

Mains water, gas, electricity and drainage connected. According to Ofcom there is superfast broadband available, 80mbps download and 20mbps upload. Mobile coverage is likely from all networks.

What3words centrally.impresses.twitching
Council Tax E
EPC D

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.

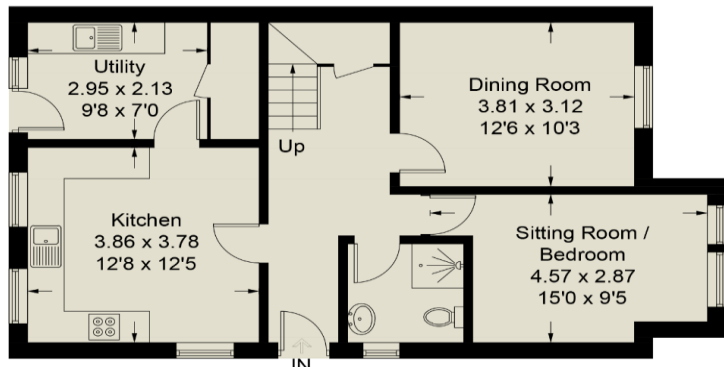
FIXTURES AND FITTINGS: Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.



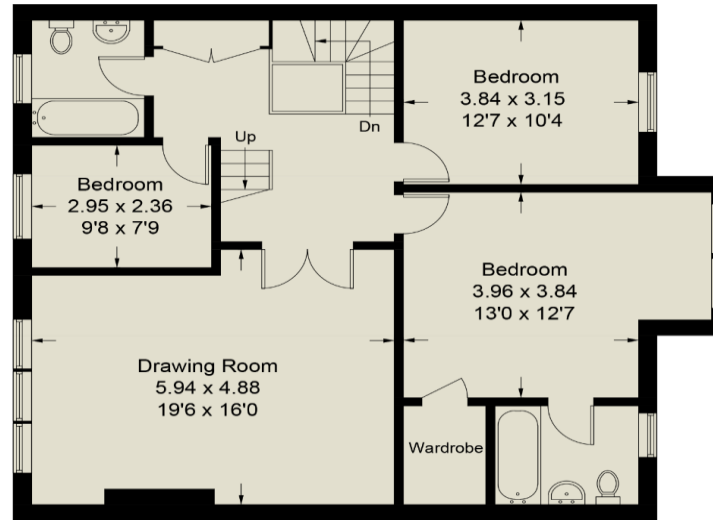
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(95+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		67	82
EU Directive 2002/91/EC			

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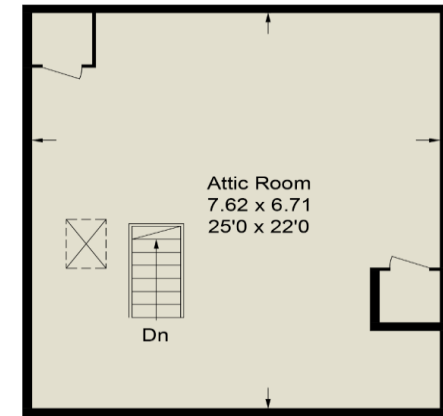
Approximate Gross Internal Area = 210.8 sq m / 2269 sq ft



Ground Floor



First Floor



Second Floor

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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