



Bluebells, 19 Church Farm Rise, Aldeburgh, IP15 5BF

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Bedfords

ESTABLISHED 1966

Bluebells 19 Church Farm Rise Aldeburgh Suffolk IP15 5BF

- Thorpeness 2 miles
- Saxmundham Station 7 miles
- Snape Maltings 6 miles

ENTRANCE HALL | KITCHEN | DINING ROOM | UTILITY ROOM | SITTING ROOM | CLOAKROOM | 5 BEDROOMS EN SUITE BATHROOM & SHOWER ROOM | FAMILY BATHROOM | GARDEN | INTEGRAL GARAGE | OFF STREET PARKING

Bluebells is a delightful semi-detached house and is located on the popular Church Farm development, a short walk from Aldeburgh's beautiful beach and the bustling High Street. The property benefits from a heat recovery system with modern app controlled central heating. There is also air conditioning in the principal rooms.

The well-presented accommodation is arranged over three floors and there are far reaching views along the coast to the north from four of the bedrooms. The front door opens to an entrance hall which leads to an inner hallway. To the rear is a fantastic open-plan kitchen with an adjoining dining room with doors opening to the rear terrace and garden. The kitchen is fitted with a range of fitted units with wooden and granite worktops, a double ceramic sink, integrated dishwasher and an electric range cooker with gas hob. Across from the kitchen is a utility room with a unit with plumbing for a washing machine and tumble dryer.

The sitting room is located on the other side of the hall and features a fireplace housing and enamelled cast iron stove with tiled side slips and hearth. Also off the hall is a cloakroom with WC and handbasin with stairs to the upper floors.

A superb semi-detached house presented in good condition, within walking distance of the beach, and with coastal views towards Thorpeness from the upper floors.

Guide: £850,000 FREEHOLD



On the first-floor is a dual-aspect double bedroom with en suite shower room and built in cupboards. There is a second bedroom and a family bathroom with a modern white suite including a bath with overhead shower. A further set of stairs rises to the second floor, which has a dual-aspect principal bedroom with en suite bathroom and a further bedroom.

Outside

To the front of the house is a block paved driveway providing off street parking. This leads to the garage which has an electric up and over door.

The rear garden is on two levels with stone flag paving and brick retaining walls with stocked shrub borders. There is plenty of space for a table and chairs for al fresco dining and entertaining. In the corner of the garden is a covered seating area.

Services

Mains water, gas, electricity and drainage connected.

Location

ALDEBURGH is one of Suffolk's most sought-after coastal towns, with superb recreational facilities including sailing, golf, fishing and walking. The town 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 7 miles away, has a wide range of shops including a 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.

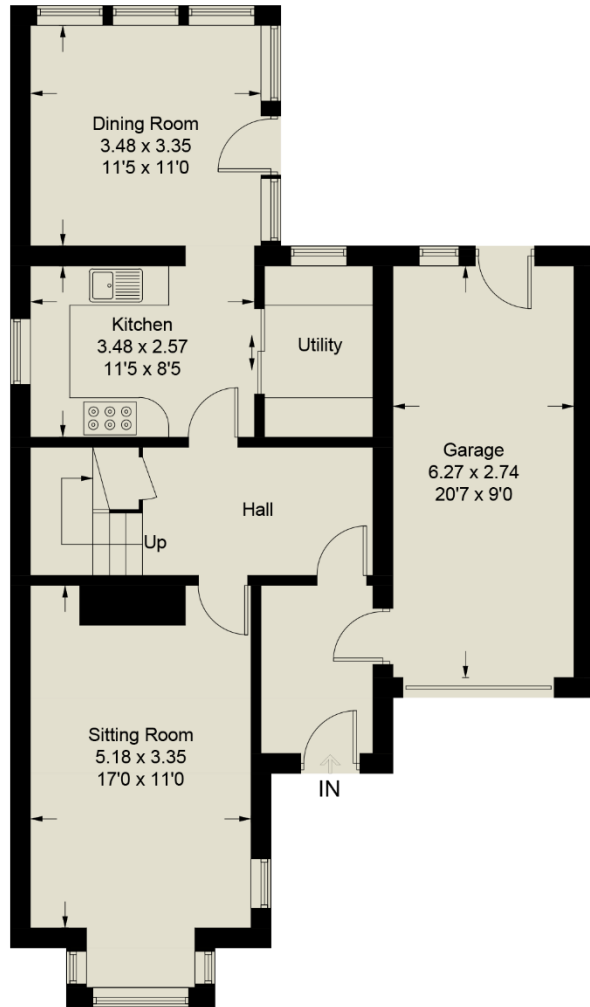


Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C	79	87
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

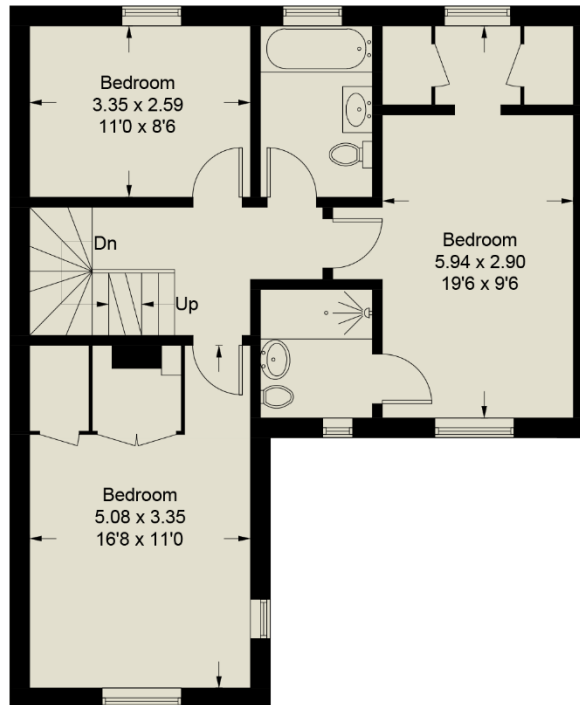
Very energy efficient - lower running costs
Not energy efficient - higher running costs
 England, Scotland & Wales E.U. Directive 2002/91/EC

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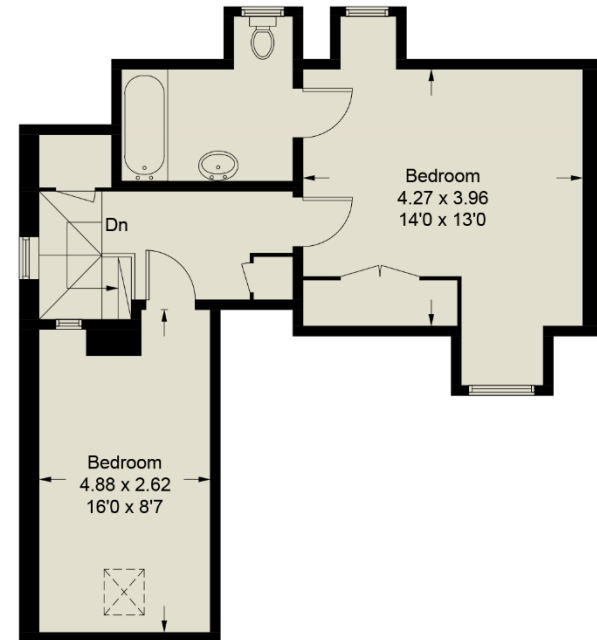
Approximate Gross Internal Area = 188.9 sq m / 2033 sq ft
(Including Garage)



Ground Floor



First Floor



Second Floor

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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.

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