



## South Warren

Golf Lane, Aldeburgh, IP15 5PY

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# Bedfords

ESTABLISHED 1966

## South Warren, Golf Lane, Aldeburgh, Suffolk, IP15 5PY

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

ENTRANCE HALL | SITTING ROOM | DINING ROOM | SNUG | STUDY | KITCHEN/BREAKFAST ROOM | UTILITY | SHOWER ROOM | FOUR BEDROOMS | TWO EN-SUITES | FAMILY BATHROOM | GARAGE WITH STUDIO

South Warren is an attractive family home, tucked away in a quiet position on Golf Lane, overlooking the golf course, with a generous garden and parking.

The accommodation which is arranged over two floor and benefits from large windows flooding many rooms with light and consists of, front door opening to a spacious entrance hall with stairs to the first floor, a cloaks cupboard and separate cloakroom. At the end of the hall is a door to a triple aspect, sitting room with double doors to the garden, fireplace housing woodburning stove, off the hall are doors to the study and snug/tv room. The fabulous kitchen and dining room are two rooms opened up to create a spacious triple aspect hub of the house, which is ideal for entertaining. The kitchen area has been remodelled with a stylish bespoke kitchen, comprising low level cupboards, drawers and high level shelving, built in dishwasher, stainless steel sink with mixer tap over, space for fridge/freezer and range cooker with extractor above.

**A fabulous four bedroom property with a large garden set in a tucked away position of the town.**

**Guide: £1,250,000 FREEHOLD**





On the first floor is a generous landing with large airing cupboard, leading to three double bedrooms, two of which overlook the golf course and one with a well-appointed ensuite shower room.

Off the rear landing is a further double bedroom with double aspect and ensuite shower room. Adjacent to this bedroom is a large family bathroom with freestanding bath, modern sink unit, low level WC with hidden system and shower cubicle.

### Outside

There is a drive and parking, also giving access to a large garage with studio above which is now in need of some updating. To the south of the house is a large private garden, mainly laid to lawn which is bordered by mature hedging and trees and a terrace adjoining the side of the house. The garden wraps around the house and is partly boarded to the front by estate railing.

### Services

Mains water, electricity, gas central heating and mains drainage.

Council Tax Band: G

EPC D

What3words: teams.shun.minority

### Location

Aldeburgh is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing at Aldeburgh Yacht Club, a golf course, fishing and beautiful coastal walks. The town has a first rate selection of shops 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 Waitrose and a railway station which connects to Ipswich and onto London Liverpool Street.

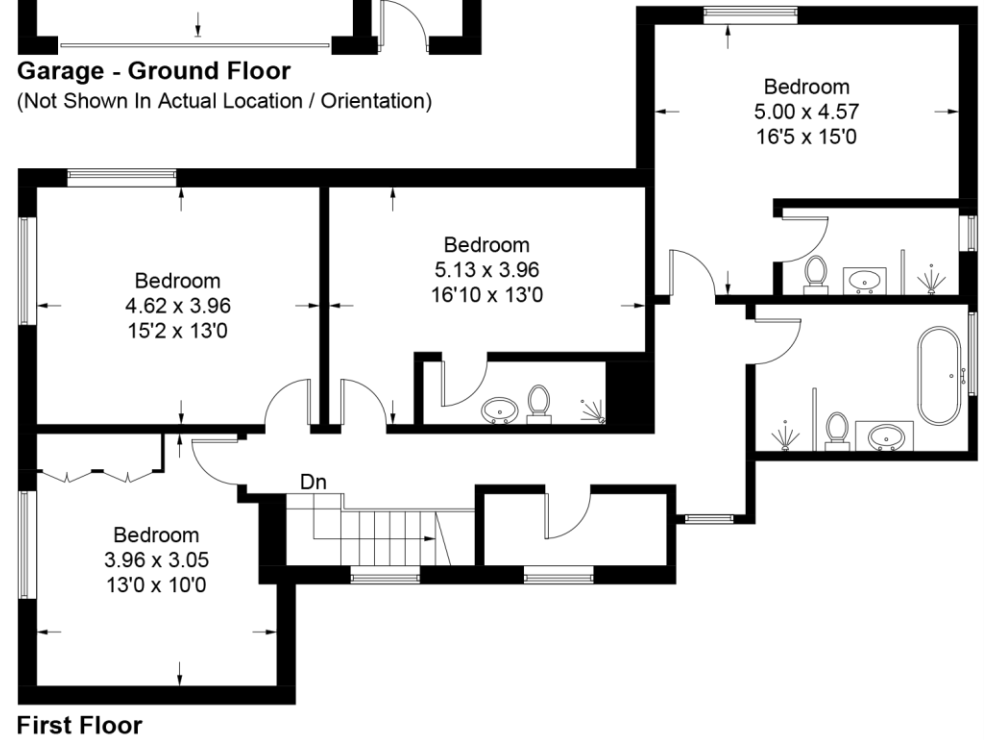
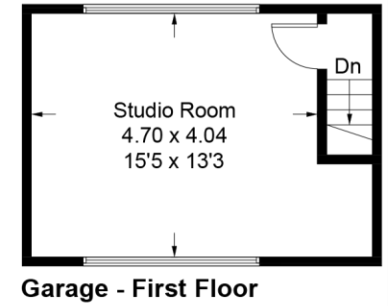
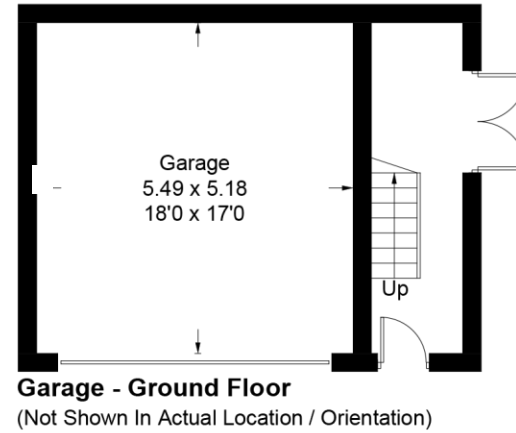
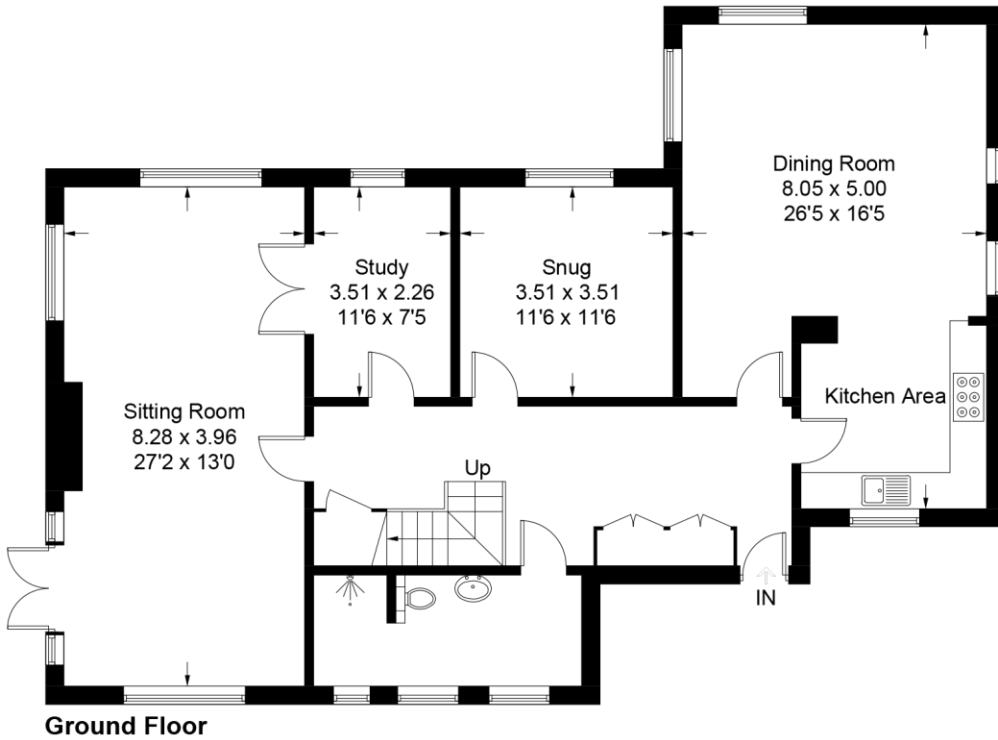


# South Warren, Aldeburgh

Approximate Gross Internal Area = 232.7 sq m / 2505 sq ft  
 Garage = 61.6 sq m / 663 sq ft  
 Total = 294.3 sq m / 3168 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100)	A		
(81-90)	B		
(69-80)	C		79
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	









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