



37 Linden Road

Aldeburgh, IP15 5JH

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ESTABLISHED 1966

37 Linden Road, Aldeburgh, Suffolk, IP15 5JH

A FABULOUS THREE BEDROOM BUNGALOW SET IN A SOUGHT-AFTER AREA OF THE TOWN.

- Ipswich Train station 25.8 miles approx..
- Southwold 17.9 miles
- Saxmundham 9 miles
- London Liverpool Street 1 Hour 15mins approx.

ENTRANCE PORCH | HALL | SITTING ROOM | KITCHEN | BREAKFAST ROOM | 3 BEDROOMS | BATHROOM | EN-SUITE | GARDEN | PARKING FOR MULTIPLE CARS | GARAGE | SUMMER HOUSE

37 Linden Road is an excellent detached bungalow in immaculate condition that has been refurbished by the current owner.

On entering the property there is a glazed entrance porch which opens into the hall, which leads into a fabulous light sitting room, with door to a study/bedroom. The sitting room opens into the kitchen which comprises electric oven and hob, ceramic sink with mixer tap over, space for a dishwasher and American style fridge freezer, low level cupboards and high level shelving. The breakfast/dining room has a triple aspect letting in lots of light and can seat eight to ten people, door to the garden.

Off the hall you will find two lovely double bedrooms. The main bedroom is a good sized double room with en-suite shower room. The second has a dual aspect which is a lovely light room.

There is also a family bathroom comprising panelled bath, pedestal wash-hand basin and close coupled WC.

Guide: £625,000 FREEHOLD



OUTSIDE

The property is set back from the road by a large shingled drive with parking for multiple cars which is enclosed with hedging and fencing. There is an area of lawn to the front, single garage to the side and gate to the rear. The rear garden has been well-maintained, which is mainly laid to lawn and comprises a wealth of shrubs. You will also find a paved terrace and wooden Summer house.

SERVICES:

Mains water, electricity and sewage. Gas central heating

COUNCIL TAX: D

WHAT3WORDS: booklets.commenced.wriggled

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.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-) | A | | |
| (81-91) | B | | 84 |
| (69-80) | C | | |
| (55-68) | D | 58 | |
| (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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Approximate Gross Internal Area = 87.5 sq m / 942 sq ft



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