



Green Gates

Aldringham, Suffolk, IP16 4QH

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ESTABLISHED 1966

**Green Gates,
Aldeburgh Road,
Aldringham, Suffolk
IP16 4QH**

- Southwold 15.4 miles
- Saxmundham 5.2 miles
- Aldeburgh 2.5 miles
- London 1.hr 15mins by train from Ipswich approx

ENTRANCE LOBBY | CLOAKROOM | KITCHEN/DINER | LIVING ROOM | UTILITY CUPBOARD | THREE BEDROOMS | SHOWER ROOM | FAMILY BATHROOM | UTILITY | ROOM | GARDEN | OFF STREET PARKING | SHED/WORKSHOP | SUMMER HOUSE

The Property:

Green Gates is a stunning three bedroom detached bungalow which is situated in a prominent position between Aldeburgh and Leiston, occupying a generous sized plot with a pretty garden that abuts light woodland at the rear and a large driveway to the front which will accommodate several vehicles.

Originally built as a two bedroom bungalow, the accommodation has been extended and updated by the current owners in 2017 to create a super three bedroom bungalow within a "New England" style single, weather boarded, exterior. The internal layout comprises an open plan kitchen/dining/living room that has fabulous views over the rear garden which then opens out to a lovely decked veranda, that in turn has steps down to a beautiful and private rear garden.

There are three double bedrooms (one of which is currently set up as a music room) which are served by a very smart shower room and a family bathroom with walk-in shower. There is also a useful utility, coat and boot cupboard.

A stunning New England style bungalow with a stylish interior, in a highly convenient position close to Aldeburgh and the coast.

Guide: £530,000 FREEHOLD



Outside

To the front of the property is a large graveled area ideal parking for several cars. The rear garden is mainly laid to lawn with herbaceous borders, a raised decked area ideal for al-fresco dining and a workshop, shed and summer house.

Services

Mains water, gas, electricity and drainage are connected.

Council Tax Band C

EPC Rating C

What3words – wrist.single.flinch

Agent Note: Please note that there is a proposed electrical substation to be built on the outskirts of the village of Friston. Whilst the agents do not believe that this will have an impact upon the property, further information can be found at www.scottishpowerrenewables.com

Location:

The property is ideally located for access to the Suffolk Heritage Coast and to the seaside town of Aldeburgh and the fantasy village of Thorpeness. There are nature reserves at Minsmere and Havergate Island plus of course Aldringham Fen and North Warren right on the door step.. The world famous Snape Maltings Concert Hall lies within convenient reach by car and the village of Aldringham benefits from its own public house: The Parrot and Punchbowl. Aldeburgh has excellent shops and fine restaurants with a library, doctors surgery, cottage hospital, golf club and yacht club. There are also wonderful walks in the area along some of Suffolk's unspoilt beaches. The nearest railway station is at Saxmundham and this provides connecting services to London Liverpool Street station. Saxmundham also has a Tesco and a Waitrose super market. The neighbouring town of Leiston has an excellent Sports Centre and Swimming Pool, Museum Cinema, Doctors, Library, Co-Op and good local shops.

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	76	84
55-68	D		
49-54	E		
45-48	F		
35-44	G		

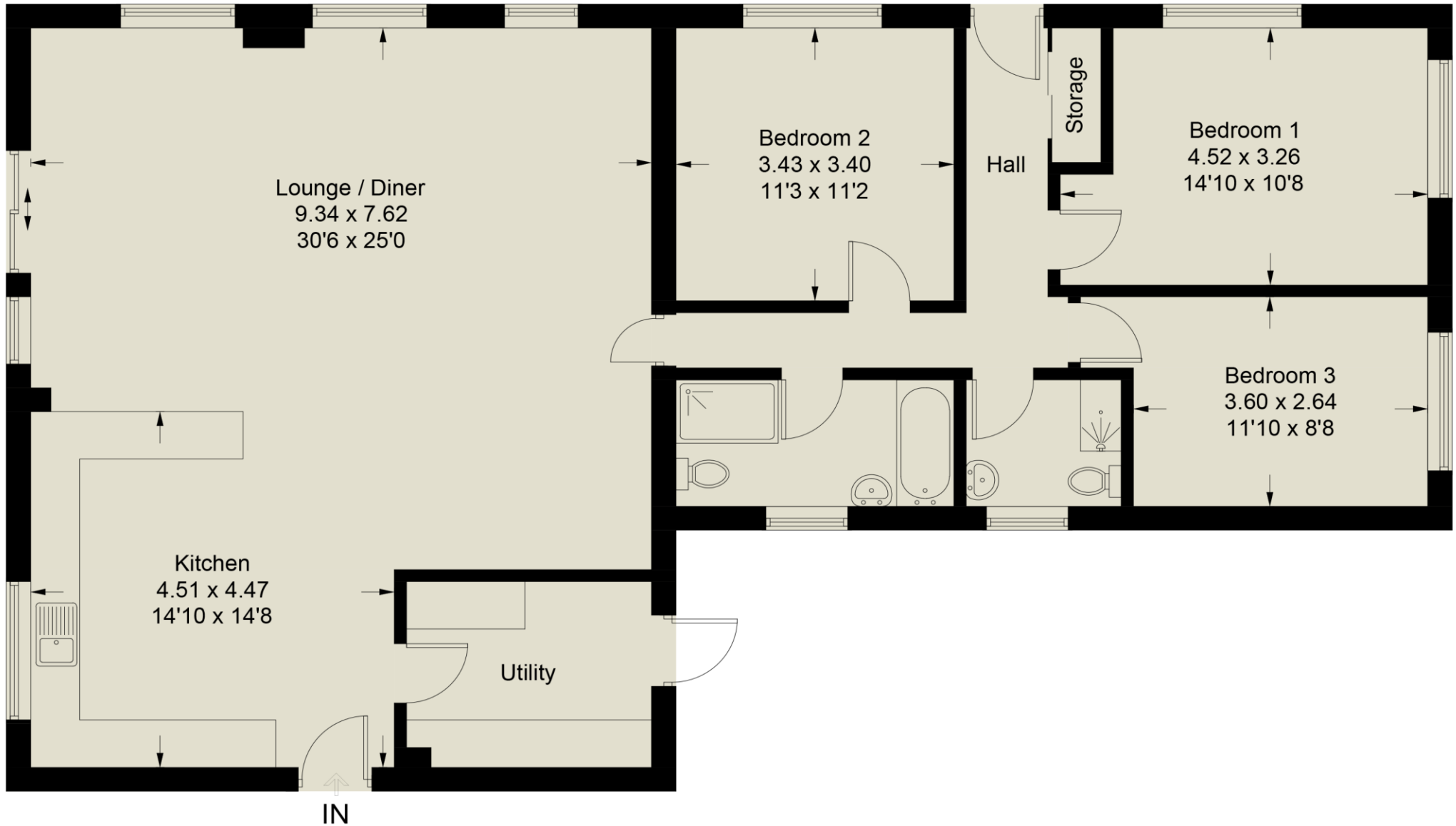
100 = most energy efficient - lowest running costs
1 = least energy efficient - highest running costs

England, Scotland & Wales
EU Directive 2002/91/EC



Greengates

Approximate Gross Internal Area = 130 sq m / 1399 sq ft







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