

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



21 Silver Drive, Aldeburgh, Suffolk. IP15 5JZ

PRICE

£318,500

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A carefully maintained and well presented detached bungalow which is situated in a quiet and much sought after residential area not far from Aldeburgh's beach, town centre and supermarkets. The bungalow which was built about thirty years by Ellis Homes, benefits from gas-fired central heating via radiators and uPVC double glazed windows. The property has a pretty, west-facing, private rear garden which is lawned with a paved patio, south facing seating area and a garden bench. There is also a useful timber store and garden shed. The block paved driveway, at the side of the bungalow, provides good off street parking and leads to a large extended garage which measures 7.30m x 3.61m. The garage is perfect for storing sailing equipment etc. The accommodation, within, is extremely versatile. There is a well proportioned sitting room which has a bow window and an attractive open fireplace. The third bedroom, adjacent to the sitting room, has been adapted for use as an office and has a fitted desk plus wall to wall cupboards with wardrobe and shelving space. Removing the fitted furniture would create space to return the office to a bedroom, if required. The kitchen is fitted with oak fronted cabinets and has an excellent range of units with an integrated electric hob, cooker hood, oven, fridge and freezer, dishwasher and washing machine. There is a useful back door to the garden from the kitchen. The bathroom has been upgraded to a smart tiled shower room which is fitted with a white suite comprising: a shower cubicle, w.c., wash basin and bidet and excellent fitted cabinets. Bedroom one, which overlooks the garden, has large built in wardrobes. Bedroom two, which is another good sized room, has previously been used as a second reception room and opens into the delightful Victorian style conservatory. The conservatory has a tiled floor and fitted blinds and curtains.

21 Silver Drive is available with no onward chain and deserves an early appointment to view.

Aldeburgh has an excellent range of local shops, two supermarkets, art galleries, and fine restaurants and pubs. There is a cinema, library and a primary school together with a cottage hospital a doctors' surgery and dental practise. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the river Alde. The town has a beautiful shingle beach and a strong association with the arts and music in particular. The nearby Snape Maltings Concert hall is home to the internationally renowned Aldeburgh Festival. There are wonderful walks along following the coastal paths and river estuary. The neighbouring town of Leiston has a sports centre and swimming pool, Saxmundham has both Tesco and Waitrose supermarkets and a railway station with connecting services to London Liverpool Station.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

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LOCAL AUTHORITY

Suffolk Coastal District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains water, electricity, gas and
drainage.

EPC -

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Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc, have not been checked by this office

Distance

London 109 miles
 Ipswich 25 miles
 Saxmundham 7 miles

Schools

Aldeburgh Primary School
 Park Road. IP15 5EU
 Telephone: 01728 452150

Alde Valley Academy
 Seaward Avenue. IP16 4BG
 Telephone 01728 832227

Railway Station

Station Approach Saxmundham

Doctor's surgery

Victoria Road
 Aldeburgh IP15 5BR
 Telephone 01728 452027

Supermarkets

Tesco Aldeburgh
 Co op Aldeburgh
 Waitrose Saxmundham

Sports centre

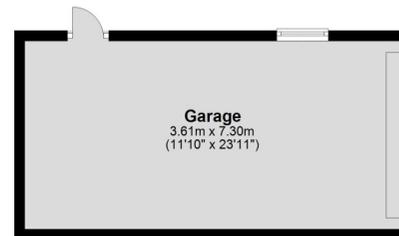
Leiston Leisure Centre (pool)

SUMMARY OF THE ACCOMMODATION.

Entrance Hall; Sitting Room 3.96m x 3.53m;
 Office/Bedroom Three 3.53m x 1.54m;
 Kitchen 3.01m x 2.63m;
 Shower Room 2.37m x 2.05m;
 Bedroom One 3.44m x 3.39m;
 Bedroom Two 4.13 x 2.65m;
 Conservatory 4.09m x 3.20m;
 Garage 7.30m x 3.61m.

**Ground Floor**

Approx. 105.7 sq. metres (1137.7 sq. feet)



Total area: approx. 105.7 sq. metres (1137.7 sq. feet)

Mortimer EPC
 Plan produced using PlanUp.













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