

EST.  1993

JENNIE JONES

ESTATE AGENTS



Anglesea, Aldeburgh Road, Aldringham, Suffolk. IP16 4QH

GUIDE PRICE

£385,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; DINING ROOM; CONSERVATORY; KITCHEN;
THREE BEDROOMS; BATHROOM
FRONT AND REAR GARDENS; DRIVEWAY; GARAGE**

THE PROPERTY

A deceptively spacious three bedroom detached bungalow which occupies a large mature plot in a non estate location on the edge of the popular village of Aldringham just a couple of miles from Aldeburgh and Thorpeness. The bungalow, which is thought to date from the 1970s, benefits from gas fired central heating and has a lovely AGA in the kitchen. The sitting room/ dining room has an open fireplace and is presently partitioned into separate reception areas, but could be easily opened into a single open plan space. There are three well-proportioned double bedrooms which are served by a family bathroom and separate w.c. Bedroom one, opens through into a large conservatory which opens to the rear garden. The garden, which is a notable feature of the property backs onto light woodland at the rear and affords a high degree of privacy and seclusion, with space to extend and develop the bungalow. The driveway affords good off street parking to the front and leads to a single garage at the side. Properties of this nature are increasingly difficult to find and we therefore strongly recommend an early appointment to view.

Aldringham has nature reserves on its door step and is within close proximity of the Heritage Coast, the seaside town of Aldeburgh and its neighbouring fantasy village of Thorpeness. Leiston, which is about a mile away has good local shops, a sports centre and cinema. The town's proud industrial heritage is celebrated by the excellent Long Shop Museum. Aldeburgh has fine restaurants, local shops and galleries. There is a beautiful and unspoilt shingle beach which stretches to Thorpeness: a fantasy village created by Glencairn Ogilvie in the early part of the twentieth century. There are golf courses at Aldeburgh and Thorpeness and sailing clubs on the River Alde. The world class Snape Maltings Concert Hall is just a few minutes drive away and is home to the Aldeburgh Festival. Other attractions in the area include RSPB Minsmere and the ancient castles at Framlingham and Orford. The nearest railway station is 5 miles away at Saxmundham with connecting services to London, Cambridge and Norwich. Saxmundham has Tesco and Waitrose supermarkets and a small weekly market.

LOCAL AUTHORITY

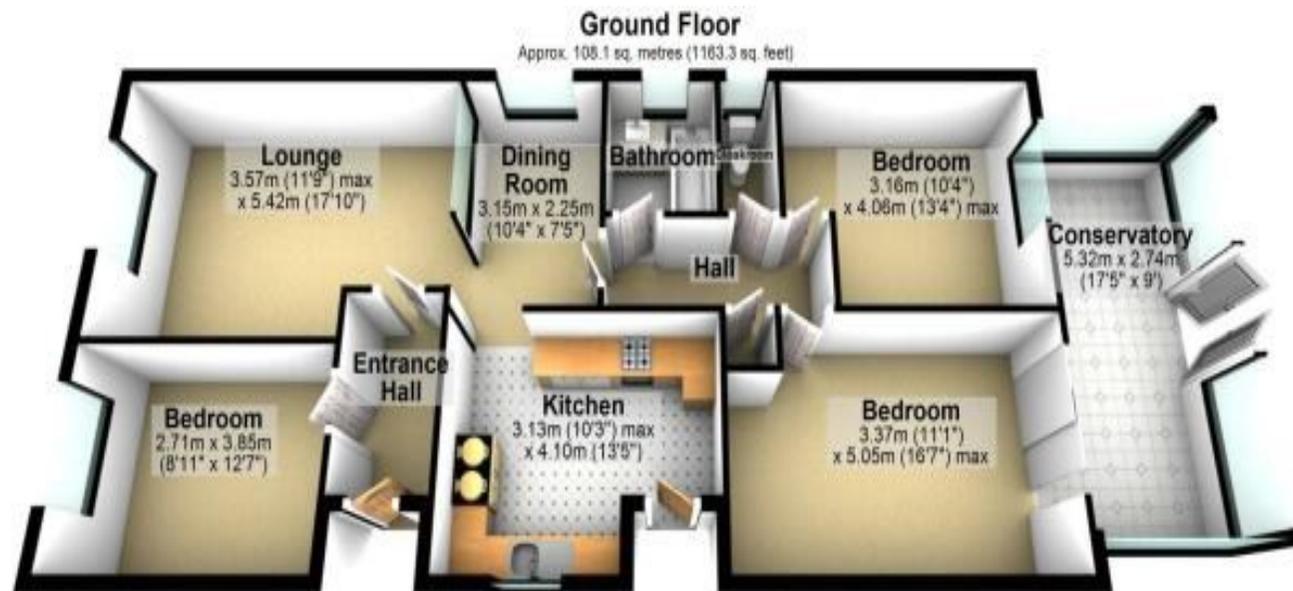
East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND: C**SERVICES**

Mains gas, water, electricity and drainage are available to the property.

VIEWING

By appointment through Jennie Jones Estate Agents:
Tel: (01728) 605511.
email: saxmundham@jennie-jones.com

EPC RATING = D

Total area: approx. 108.1 sq. metres (1163.3 sq. feet)

Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









