

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS



30 The Plantation, Aldeburgh, Suffolk. IP15 5QQ

GUIDE PRICE

£279,000

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A stunning example of mid-twentieth century architecture encapsulated in this stylish three bedroom town house, notable for its clean lines and generous spaces with large windows that contribute to an overall feeling of lightness and wellbeing. The property, which is located in a residential close on the edge of Aldeburgh's vibrant town centre, is just minutes walk from the beach and the High Street galleries and restaurants. The house is of traditional brick on block elevations beneath a tiled roof, and is constructed in the style of "Span" housing. The accommodation includes three double first floor bedrooms which are served by a smart contemporary bathroom. The ground floor comprises a wonderful open plan living/dining room with a picture window and French windows that overlook and open onto a paved terrace and the delightful landscaped rear garden. There is a smart, well appointed kitchen/breakfast room which is fitted with integrated appliances including an induction hob and double oven, and a water softener. The spacious reception hall incorporates a utility cupboard with plumbing for a washing machine and there is a useful downstairs cloakroom plus an integral store cupboard, accessed externally from the front courtyard. The property also benefits from a loft room which has clerestory windows to the front and is accessed via a loft hatch from the landing. This space, if accessed via a loft ladder could provide a useful study space. There is residents' parking to the front of the house. The development was designed in the 1960s to provide safe traffic free outside spaces. The garden backs onto light woodland which provides an attractive back drop to the house, enhancing its privacy and seclusion. The garden has been designed for easy maintenance and has paved seating areas and brick pathways. The garden is attractively arranged with raised planters and a rear gate leading to a small "adopted" area which has been planted with native species hedging to attract wildlife. There is a delightful summer house which could be adapted to create a home working space. The house has undergone a recent programme of modernisation (2018/2019) and this work has included the fitting of a new gas combination boiler; a new 'low step over' bath with shower above and bespoke Sharps bookcases and storage in the sitting room and bedroom three. An internal inspection is highly recommended to appreciate the style, standard and versatility of the accommodation offered within.

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

saxmundham@jennie-jones.com
www.jennie-jones.com

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

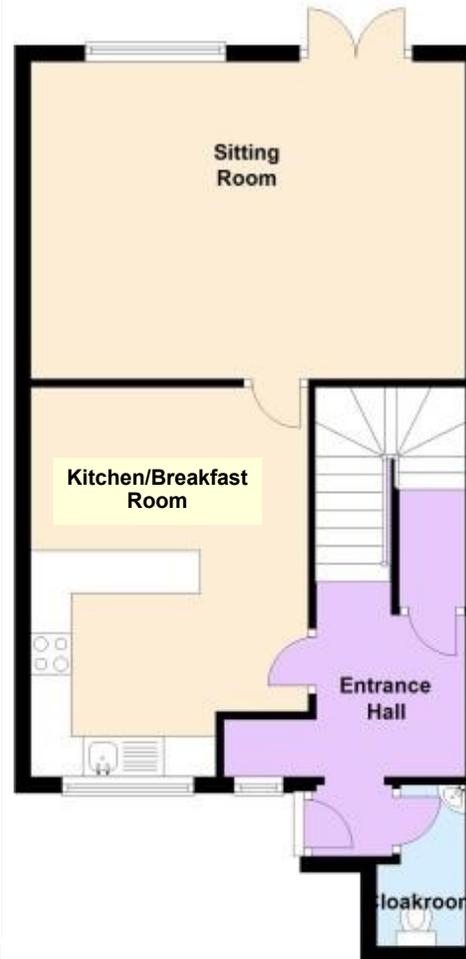
Leiston Leisure Centre (pool)
 Red House Lane. IP16 4LS

SUMMARY OF THE ACCOMMODATION.

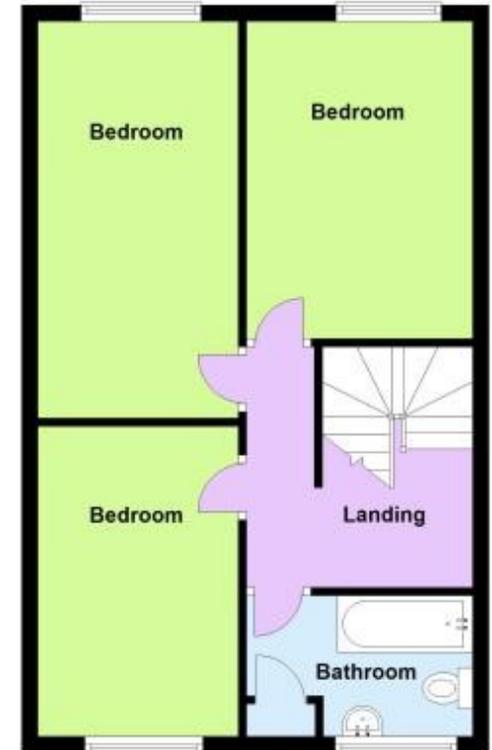
Entrance Hall; Cloakroom; Kitchen/Breakfast Room 4.94m x 3.46m; Sitting Room/Dining Room 5.35m x 3.88m; First Floor Landing; Bedroom One 4.07m x 2.80m; Bedroom Two 5.05m x 2.48m; Bedroom Three 3.83m x 2.48m; Bathroom 2.79m x 1.64m.

Ground Floor

Approx. 50.6 sq. metres (544.9 sq. feet)

**First Floor**

Approx. 47.6 sq. metres (512.1 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
 Plan produced using PlanUp.











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