



Mariners Way, Aldeburgh, Suffolk,
IP15 5QH
Guide Price £350,000 to £365,000

Palmer & Partners

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- Detached House
- Three Bedrooms
- Lounge & Conservatory
- Spacious Kitchen
- Ground Floor Shower Room
- First Floor Bathroom & WC
- Off-Road Parking to Front
- Low-Maintenance Rear Garden



Palmer & Partners are delighted to present to the market this three-bedroom detached house situated in the much sought after coastal town of Aldeburgh and within close proximity to Aldeburgh seafront and town centre. The family home offers well-proportioned accommodation and benefits from off-road parking, double-glazing throughout, gas central heating via radiators, and a low-maintenance rear garden which is shingled.

A summary of the accommodation is as follows: entrance hall, dual aspect lounge, kitchen, conservatory, shower room, and remaining space from the converted garage makes up the ground floor. The top floor offers three bedrooms, a family bathroom, and separate WC.

Aldeburgh is a pretty coastal town on the river Alde which enjoys breath-taking views both seawards and following the river Alde inland towards Orford. Local amenities include craft, food and

antiques shops, independent boutiques as well as some national chains, plus a myriad of pubs and an independent cinema. One of Aldeburgh's claims to fame is the town's fish and chip shop which was described by 'The Times' as 'possibly the finest on the East Coast'. The Jubilee Hall nestled on the seafront hosts many festivals, theatre shows, talks and fairs throughout the year. There is a wealth of hotels and B&Bs in the town which makes Aldeburgh a perfect getaway to enjoy the Suffolk coast. The town is notable

for having been the home of composer Benjamin Britten and as being the centre of the international Aldeburgh Festival of arts at nearby Snape Maltings founded by him in 1948.

Outside - Front: The frontage has mature hedging and shrubs, a driveway providing off-road parking, and path to the front door.

Entrance Hall: Radiator, stairs to the first floor, understairs cupboard, and doors to:

Lounge: 17'7" x 8'10" (5.36m x 2.7m) Dual aspect with double-



glazed window to the front and sliding patio door opening out to the rear garden, radiator, and laminate floor.

Kitchen: 17'7" x 8'10" (5.36m x 2.7m) Fitted with a range of eye and base level units with roll edge work surfaces, sink and drainer, tiled splashbacks, integrated oven and gas hob with extractor hood over, space for an undercounter fridge and undercounter freezer, radiator, double-glazed windows to the front aspect and through to the conservatory, and stable door opening out to the driveway.

Conservatory: 16'3" x 7'11" (4.95m x 2.41m) Double-glazed window surround, French doors opening out to the rear garden, radiator, and door through to:

Shower Room: A three-piece suite comprising double-size shower enclosure, low-level WC and pedestal hand wash basin; with a heated towel rail, double-glazed window to the rear aspect, and through door to:

Remainder of Converted Garage: Power and light connected with space and plumbing for a washing machine.



First Floor Landing: Built-in cupboard, loft access and doors to the bedrooms and bathroom.

Bedroom: 14' x 11'11" (4.27m x 3.63m) Double-glazed window to the rear aspect and radiator.

Bedroom: 11'11" x 8'10" (3.63m x 2.7m) Double-glazed window to the rear aspect and radiator.

Bedroom: 10'11" x 8'10" (3.33m x 2.7m) Double-glazed window to the front aspect and radiator.

Family Bathroom: A two-piece suite comprising bath and pedestal wash hand basin; with a radiator, part tiled walls, and

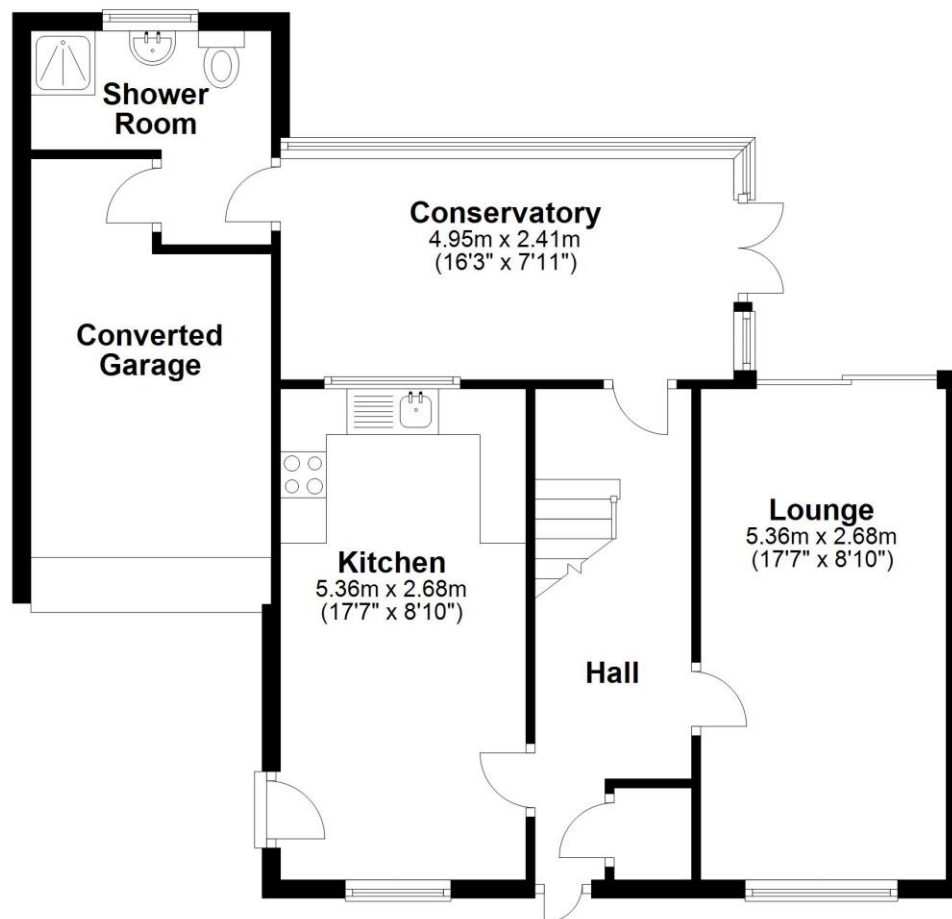
double-glazed window to the front aspect.

Separate WC: A two-piece suite comprising low-level WC and hand wash basin with tiled splashback; with a double glazed window to the front aspect.

Outside - Rear: The garden is laid to shingle and well-stocked with trees and shrubs, there is a patio seating area, gated side access back down to the front, and the garden is fully enclosed by panel fencing.

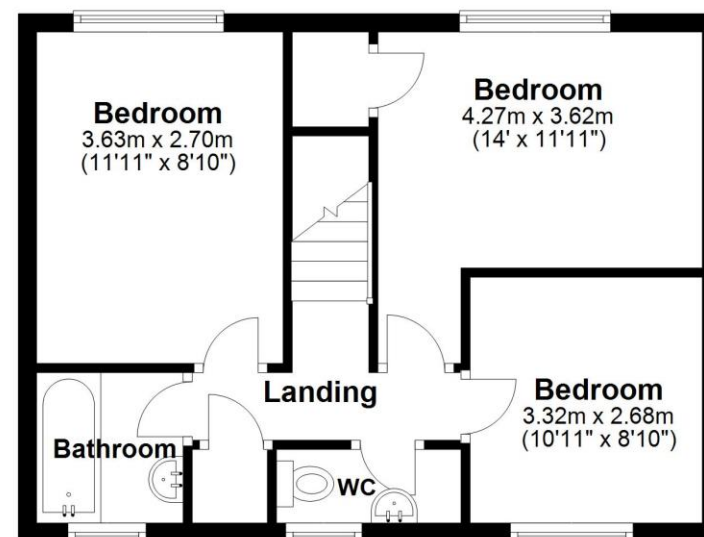
Ground Floor

Approx. 67.7 sq. metres (729.0 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.4 sq. feet)



Total area: approx. 110.5 sq. metres (1189.4 sq. feet)

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



Attributes

3 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: C



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