Flick & Son
Coast and Country







Woodbridge,

Guide Price £650,000

- Immaculate Condition
- Six Bedrooms
- Gas Central Heating
- Double Garage
- Solar Panels & Battery
- EPC - B
- En Suite & Bathroom
- Hot Tub

134 High Street, Aldeburgh, Suffolk, IP15 5AQ
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Harvey Way, Woodbridge

Immaculately Presented Six Bedroom Detached Family Home Over Three Floors

6 3 4 B

Council Tax Band: E





Tenure
Freehold

Property Description
Occupying a superb position overlooking the local park within the popular village of Rendlesham, this beautifully presented six-bedroom detached family home offers spacious and versatile accommodation extending across three floors.

Lovingly maintained and significantly enhanced by the current owners, the property is presented to an exceptional standard throughout, providing over 2,000 sq ft of stylish and practical living space ideally suited to modern family life.

The ground floor comprises a welcoming entrance hall, generous dual-aspect sitting room, contemporary kitchen/breakfast room with dining space, utility room and cloakroom. The layout flows effortlessly and offers excellent space for both everyday living and entertaining.

The first and second floors provide six well-proportioned bedrooms, including a superb principal bedroom with en-suite shower room, a guest bedroom and a beautifully appointed family bathroom featuring a four-piece suite. The flexible accommodation allows for a variety of uses, including home working, guest accommodation or growing family requirements.

Externally, the property benefits from a double garage, ample off-road parking and attractive, well-maintained gardens to both the front and rear which benefits from hot tub. The park-facing position creates an open and pleasant outlook, enhancing the feeling of space and privacy. Solar Panels & Battery

Rendlesham remains one of East Suffolk's most desirable villages, offering an excellent range of amenities including a primary school, village shops, doctors' surgery and dental practice. The historic riverside market town of Woodbridge lies approximately six miles away, while nearby Melton and Woodbridge railway stations provide convenient connections to Ipswich, London Liverpool Street and beyond.

A superb family home presented in truly turn-key condition, offering spacious accommodation, excellent village amenities and a sought-after Suffolk location.

Services
Mains Gas, Water, Electricity & Sewage. Solar Panels

Viewing
Please contact Flick & Son, 134 High Street, Aldeburgh, IP15 5AQ for an appointment to view. Email: aldeburgh@flickandson.co.uk Tel: 01728 452469

Outgoings
Council tax band currently E

Fixtures & Fittings
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should

be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

AML

Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant



















4 Harvey Way, Redlesham

Approximate Gross Internal Area = 200.2 sq m / 2155 sq ft
Garage = 26.0 sq m / 280 sq ft
Total = 226.2 sq m / 2435 sq ft

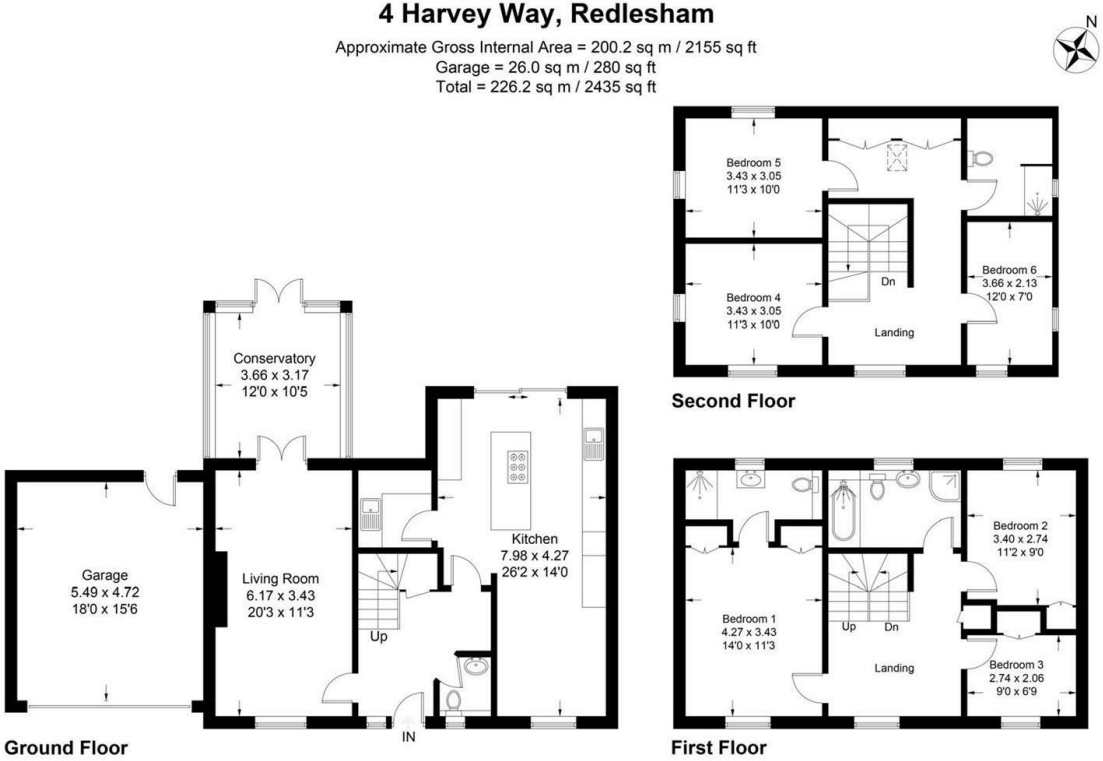


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1344990)

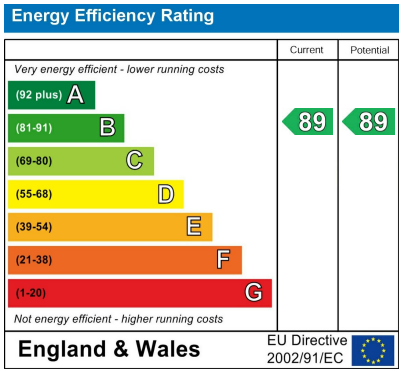


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services, it should be known that Flick & Son will receive a referral fee of £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd and £50 referral fee for MS Surveys.

Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.



Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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