



FINE & COUNTRY

Maple Tree Lodge
Aldeburgh Road | Aldringham | Suffolk | IP16 4PU
Offers In Excess Of: £600,000



About the Property

The entrance Hall features a shelved airing cupboard, boiler room/storage cupboard housing the Worcester wall hung gas fired central heating boiler, cloakroom. Triple aspect lounge features a red brick fireplace. The triple aspect open plan kitchen/dining room benefits from a shaker style fitted kitchen with quartz work surfaces, a complimentary island, a vaulted ceiling within the dining area and glazed doors opening to the elevated decked terrace. The kitchen provides access to the utility room. There are four bedrooms and the smallest bedroom is currently used as a study with glazed doors opening onto the elevated decked terrace. The main bedroom offers two fully fitted built in double fronted wardrobes and a beautiful en-suite bathroom equipped with a slipper bath, tongue and grove panelling to the lower section of the walls and a walk-in shower. Bedroom two has an interconnecting door opening to the adjacent Jack and Jill family shower room that has a large walk in shower cubicle. Wood effect Amtico flooring has been laid throughout the majority of the living rooms. Slate floor tiles have been laid within the kitchen/dining room and utility room, and the bedrooms have fitted carpets. The property benefits gas fired underfloor heating, a Clean Air Ventilation System and Alarm System.

Directions:



Approaching the area on the A1094 off the A12 follow the A1094 through the crossroads by Snape Church and then some three miles further towards Aldeburgh turn left signposted for Leiston and Knodishall turn right signposted for Aldringham and follow the country lane through to Aldringham to the crossroads with the Parrot and Punchbowl public house on your right hand side. Turn left at the crossroads onto the B1113 Aldeburgh to Leiston road and Maple Tree Lodge is a short way along the left hand side.



Master Bedroom & En-Suite:



Bedroom:

Bedroom:

Bedroom/Study:





The Annex:

A door to the end of the hallway leads to an entrance lobby with walk-in storeroom. The annex features an open plan sitting/dining/kitchen, double bedroom with an en-suite shower room and doors opening to the elevated decking.

Internal viewing is essential to appreciate the flow and condition of the property.

Services:

We understand from the vendor that mains gas, electricity, water and drainage are connected to the property.





Outside:

The property is approached by a splayed entrance opening to the off road parking area and double garage that benefits from two up and over garage doors, a pedestrian door and window to the side, boarded loft storage, power and light.

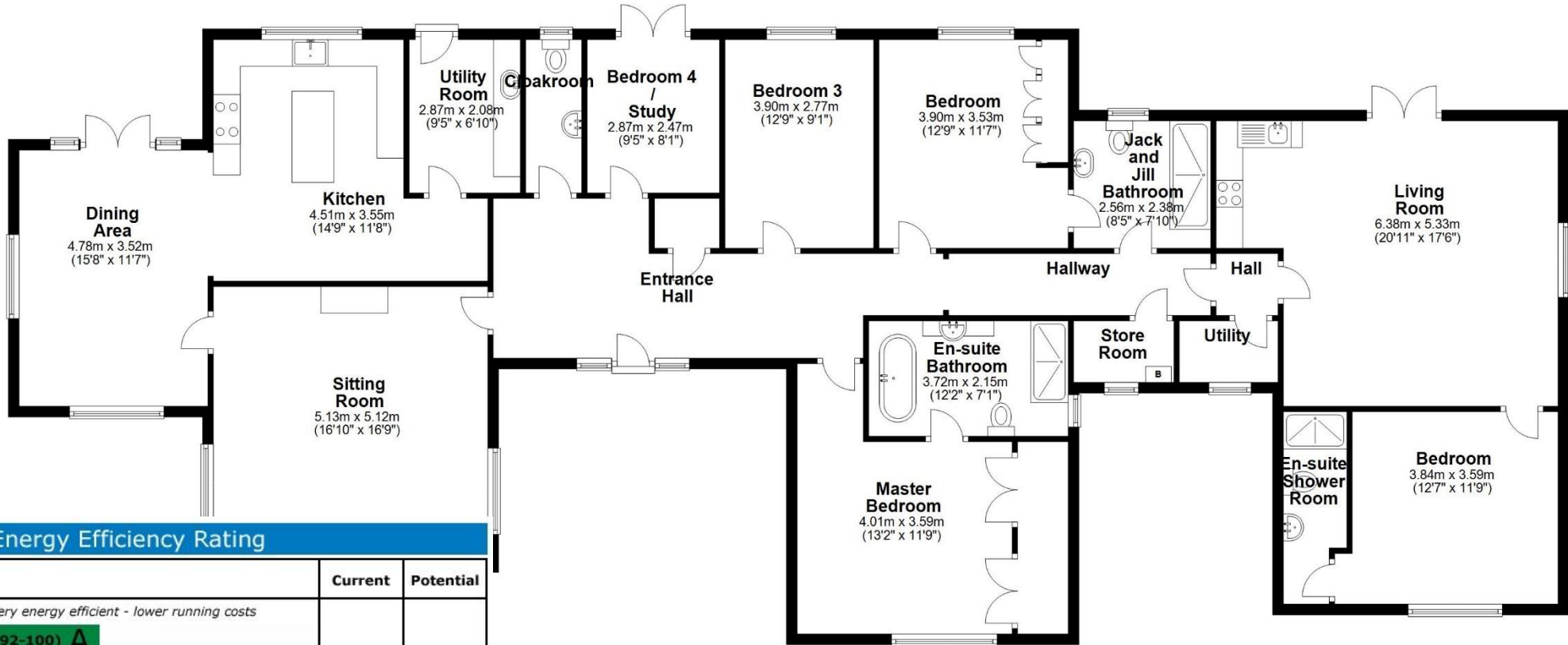
There is a greenhouse to the rear of the garage and screened bin store. There is a paved terrace to the front of the property and an elevated decked terrace to the rear that wraps around the side and rear of the bungalow. The rear garden is predominantly laid to lawn with established trees and shrubs and a well stocked herbaceous border. External power points and lighting.



About the Area:

Sandwiched between the market town of Saxmundham and the coastal resort of Aldeburgh, Leiston is proud of its unique coastline and heritage, this quirky corner of the Suffolk countryside and coast offers an array of facilities and attractions, including the county's oldest purpose built cinema, to the tranquil setting of grand boating lakes, golf course and the splendid coastline perfect for a leisurely stroll. The R.S.P.B. Minsmere Reserve can be easily discovered only four miles from Leiston and is the ideal location for those who enjoy a spot of bird watching. Combined with a visit to the striking ruins of the 14th century Leiston Abbey and a sampling of traditional Suffolk ales in one of the numerous public houses close by, further attractions include Leiston Leisure Centre, the Long Shop Museum, or the Leiston Film Theatre. There is a generous selection of guest houses in the area where you can expect a warm welcome. Saxmundham is a five minute drive offering pubs cafes and restaurants and the area's only Waitrose store, Saxmundham is on the East coast rail service with main line rail service connecting to London Liverpool Street via Ipswich.

Ground Floor
Approx. 223.3 sq. metres (2404.0 sq. feet)



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79

Total area: approx. 223.3 sq. metres (2404.0 sq. feet)

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England & Wales

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