



Sevenbroomes, Mill Hill, Aldringham, Suffolk

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Sevenbroomes Mill Hill Aldringham Leiston Suffolk IP16 4PZ

A beautifully presented 3 bedroom detached family home located in the desirable village of Aldringham, only two miles from the Suffolk coast.

Leiston 1.9 miles, Thorpeness Beach 2.3, Aldeburgh 3.2 miles, Saxmundham station 4.7 miles (London Liverpool Street via Ipswich about 2 hours), Southwold 15.4 miles, Woodbridge 16.3 miles

Hall | Sitting room | Kitchen | Family room/
Dining room | Utility room | Study | Cloakroom
Principal bedroom | 2 Further bedrooms Family
bathroom | Garage | Garden
EPC Rating D

The property

Nestled along a quiet lane in the popular village of Aldringham, only two miles to the Suffolk Coast, Sevenbroomes is a beautiful, extended, detached family home full of natural light. With flexible accommodation throughout, the property is ideal for modern family life or those seeking a weekend retreat.

When entering the property, one is instantly met with the open accommodation which sweeps around the entire downstairs floor. A stunning extension has been added towards the rear of the house; comprising the family/dining room, French doors, ample windows on two sides and skylights, flood the space with natural light and perfectly brings the outside in. To the other end of this room is the open-plan kitchen/breakfast room with central island and tiled flooring that continues throughout the space. A welcoming sitting room, fitted with a contemporary log

burner provides a cosier space in which to relax or entertain. Further in is a useful study, perfect for the homeworker, as well as a utility room and separate cloakroom.

To the first floor is the primary bedroom, with views over the rear aspect. Further on this floor are two additional bedrooms as well as a family bathroom which has been fitted with a bathtub and a walk in shower.

Outside

To the front of the property is a gravelled drive providing space for a number of vehicles to park, as well as a useful store.

To the rear of the property is a large terrace, perfect for relaxation in the South-East facing garden. The remainder of the garden is mainly laid to lawn with a useful storage shed and a picket fence towards the end boundary allowing unobstructed views of the open field beyond.

Location

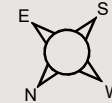
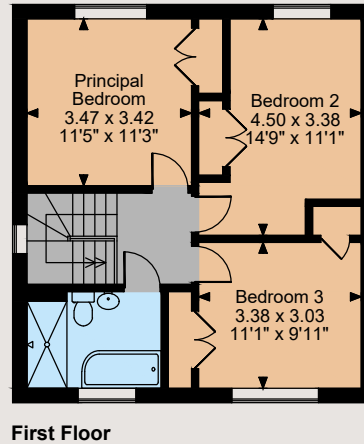
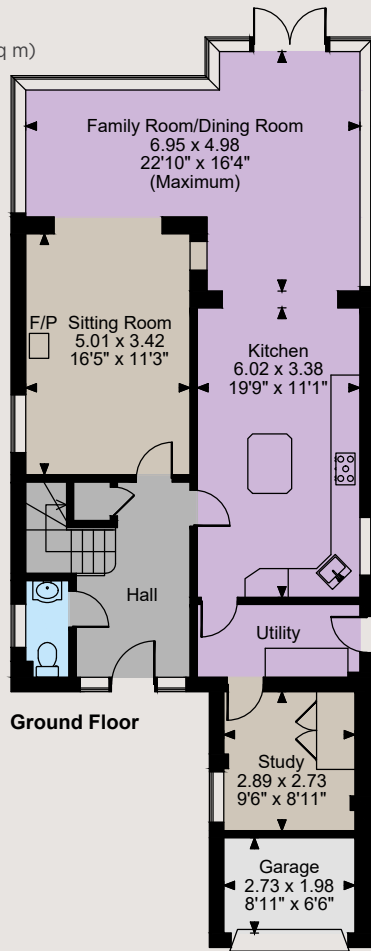
Sevenbroomes is situated only 2.3 miles from the popular picturesque coastal village of Thorpeness. Aldeburgh is approximately 3 miles away and has a good selection of everyday and independent shopping facilities, restaurants, doctor's surgery, dentists, cinema and supermarkets. The market town of Saxmundham, which lies 4 miles to the west, also has a good range of local facilities as well as branch line railway links via Woodbridge to Ipswich where onward journey times to London Liverpool St. Station take approximately 65 minutes. The A12 to the west connects to the country's motorway network.

A wide variety of sporting facilities available are also locally including water sports at the nearby coast and local river estuaries, golf courses at Aldeburgh, Thorpeness and Woodbridge and an abundance of walking opportunities.





Floorplans
 Main house internal area 1,579 sq ft (147 sq m)
 Garage internal area 58 sq ft (5 sq m)
 For identification purposes only.



General

Local Authority: East Suffolk District Council
Services: Gas central heating. All other main services are connected.
Council Tax: Band E
Tenure: Freehold
Guide Price: £550,000

The position & size of doors, windows, appliances and other features are approximate only.
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Suffolk

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