



CORNERSTONE
RESIDENTIAL ESTATE AGENTS

HIGH STREET, LEISTON, IP16 4BX

TENURE : FREEHOLD

GUIDE PRICE £450,000

- Detached Bungalow
- Two Reception Rooms
- Garage & Driveway
- Four Bedrooms
- Conservatory
- No Onward Chain

THE ACCOMMODATION



Entrance Hall

With built-in storage and doors to...

Living Room 6.16m x 5.78m (20' 3" x 19')

With dual aspect windows, door to the kitchen/diner and sliding patio doors to...

Conservatory 5.36m x 2.64m (17' 7" x 8' 8")

With doors to the garden.



Kitchen/Dining Room 5.77m x 4.90m (18' 11" x 16' 1")

(Max measurements of L-shape room provided) A spacious open plan kitchen/dining area with a range of wall and base cabinets with work surfaces over, electric oven, gas hob and cooker hood, inset stainless steel sink/drainage unit, window to side aspect and door to two of the bedrooms, the conservatory and the...

Utility Room 2.65m x 1.79m (8' 8" x 5' 10")

With plumbing for washing machine, door to the rear garden and to the...



Shower Room

Fitted with a shower enclosure, WC, bidet and wash basin, and a connecting door to...

Bedroom One 4.27m x 3.69m (14' x 12' 1")

A good-sized double bedroom with glazed double doors overlooking and giving access to the rear garden and door back to the dining area.

Bedroom Two 3.35m x 3.03m (11' x 9' 11")

Most recently used as a study, with window to side aspect.

Bedroom Three 3.34m x 2.91m (10' 11" x 9' 7")

Accessed from the main Entrance Hall, with window to side aspect and fitted storage.

Bedroom Four 3.36m x 2.55m (11' x 8' 4")

With window to side aspect.

Bathroom

Fitted with a panelled bath, WC and wash basin.

Garage 5.10m x 3.33m (16' 9" x 10' 11")

With power and light connected and electric roller-door.

Outside

The property is approached over a generous parking area with access to the garage and a gate leading in to the private wraparound garden, with plenty of seating areas, well-stocked beds, pond, greenhouse, two sheds and fencing to boundaries.

THE PROPERTY & LOCATION

A spacious and well-maintained detached bungalow offering flexible accommodation, wraparound garden and no onward chain. The accommodation comprises an entrance hall, four bedrooms large living room, conservatory, kitchen/diner, two bath/shower rooms and garage with a generous parking area. There's gas central heating, double-glazed windows and solar panels.

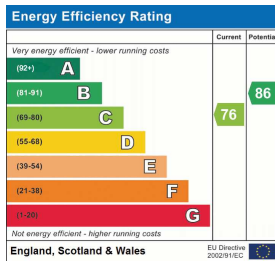
Leiston is a small town situated close to the Heritage Coast, within a short drive of Aldeburgh, Sizewell, Saxmundham and Snape. The town offers a good level of amenities including schools, shops, restaurants, leisure centre, and cinema.



TO ARRANGE A VIEWING OF THIS PROPERTY OR
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



While we try and be as accurate as we can with our floorplans, they are for guidance only and should not be relied upon.



Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU
 T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK
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 REGISTERED NUMBER: 9421778
 REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

Disclaimer

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