



**Druce Estate & Letting Agents Ltd**  
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**About us:** Druce Estate and Letting Agents is a vibrant, independent, family run business, which was opened in April 2011 by Linda and Oliver Druce. In 2017 they expanded there services to include a bespoke service to encompass The Finest Coastal and Country Homes of Suffolk. They have over 30 years of experience in the industry both locally and in Canada and always strive to give their customers an outstanding service and successful results.

**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. All measurements are approximate and should be verified by the purchaser. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**52 Central Road, Leiston, Suffolk, IP16 4DD**

**£250,000**



## Property Summary

## Property Features

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### Property Description

**INTERNAL GROSS APPROXIMATE AREA** 52 Sq Mtrs (556 Sq Ft)

UPVC Front door with feature glazed panel.  
**HALLWAY**  
Built in full height cupboard with sliding doors and mirror to one side set under the stairs. Door to:  
**Open plan LIVING /DINING ROOM**  
Window to the front and rear aspects.  
Feature wall mounted electric log effect modern fire with wood mantle above.  
Through to:

**KITCHEN / BREAKFAST ROOM**  
Window to the side aspect. Sleek range of upper and lower cabinets and drawers, built in ceramic hob with black glass effect extractor fan above, oven below, integrated dish washer and fridge/freezer, microwave and ideal combi boiler housed in tall cabinet, breakfast bar and two stalls. Spot lights to ceiling and ceramic tiled floor. Door to rear lobby and

**BATHROOM**  
Window to the side aspect. Stylish vanity unit with wide counter top, ceramic inset hand basin, cupboard to side and 2 below basin. Built in WC, double size sliding door to shower enclosure, rain head and adjustable shower attachment, chrome heated towel rail, extractor fan, tiled walls and floor plus spot lights to the ceiling off kitchen.

Off kitchen  
Half glazed door to:

**REAR LOBBY**  
Window to 3 sides and half glazed door to garden, plumbing for washing machine, wood strip panels to walls and ceiling.

Stairs rising to the 1st floor landing  
Window to the side aspect, hatch to attic.

**MASTER BEDROOM**  
2 windows to the front aspect. Deep nook for wardrobe or W/C ?

**BEDROOM 2**  
Window to the rear aspect.

**BEDROOM 3**  
Window to the rear aspect.

**GARDEN**  
**To the front** - A n attractive brick wall to the front and side frames a neat easy care partially paved garden. A path leads to the front door and a wide footpath to the side leads to the rear garden :

**To the rear** - The good size enclosed west facing garden has been beautifully kept, is mainly laid to lawn, complete with summer house, large partially enclosed raised outdoor entertaining area, paved patio, large green house with gate to parking hardstand and door to:

**GARAGE**  
Concrete sectional with power and light connected, up and over door to further parking space.

**Viewings** - By accompanied appointment with a member of staff.

**Local Authority** -East Suffolk Council, Council Offices, Station Road, Melton, Suffolk IP12 1RT Tel: 01394 383 789

**Tax Band** - Council Tax Band B.

**NB** - Items depicted in the photographs are not necessarily included in the sale.

**Services** - Electricity, gas, mains drains and water are connected to the property.

**Thinking of moving?**  
Can we help you with an up to date valuation of your property? We can also recommend excellent professionals for a mortgage or legal representation.

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