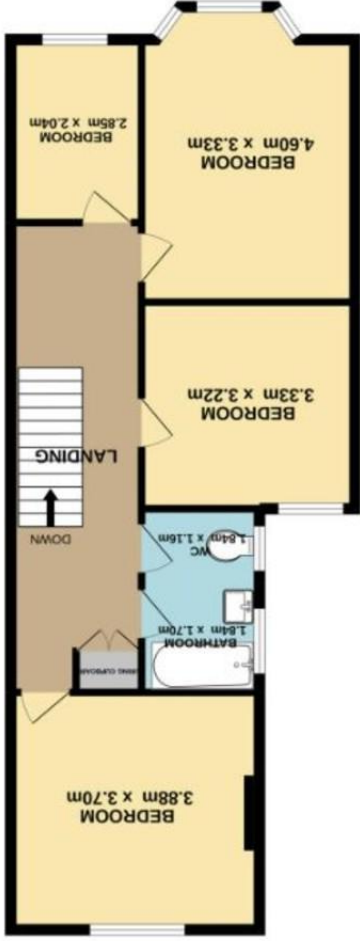




Druce Estate & Letting Agents Ltd  
 3 High Street, Leiston,  
 Suffolk, IP16 4EL 01728 833 887  
 sales@druceestateagents.co.uk

TOTAL FLOOR AREA - 137.0 sq.m. approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
		82   B	56   D

**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 their 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.



Leiston

£375,000

## Property Summary

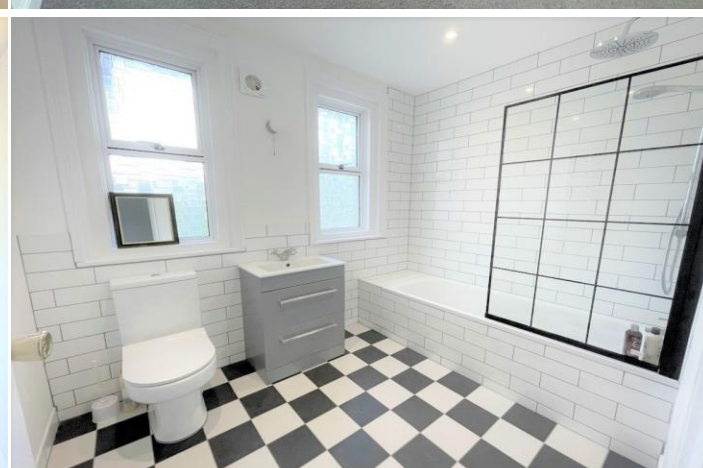
This substantial 4 bedroom semi-detached Victorian home has been tastefully renovated throughout whilst retaining many original features and charming bright rooms. It also offers ample parking, a garage and generous size private mature rambling rear garden abundant with various shrubs/trees.

Located just minute's walk from the shops, amenities and schools and short drive from the glorious coast, Snape Maltings and RSPB Minsmere.

Call today to arrange a viewing on this beautiful home

## Property Features

- Spacious 4 bedroom Victorian home
- Recently modernised throughout
- Elegant high ceilings and mainly oak flooring and doors
- Open plan kitchen and dining room
- Living room leading to garden
- Downstairs shower room and upstairs bathroom
- Large rambling private rear garden
- Garage and ample parking on driveway
- Convenient location near to shops and amenities
- Short drive to the coast/countryside and Snape Maltings



### Property Description

**Total Floor Area 137.0sqm**

**FRONT** Brick arched front porch with half-moon leaded glazed panel above

**HALL** Doors to a long hallway with original staircase rising to the galleried landing with under stairs cupboards below, Oak flooring and doors to ground floor

**SITTING ROOM** 4' 40" x 4' 17" (2.24m x 1.65m) French doors leading to the lovely rear garden, provision for a wood burning stove, surround and hearth in situ

**DINING ROOM** 4' 40" x 4' 17" (2.24m x 1.65m) Bay window to the front aspect and window to the side

**KITCHEN** 5' 12" x 3' 51" (1.83m x 2.21m) Open plan Kitchen with contemporary range of upper and lower kitchen cabinets and draws with built in electric oven, gas hob and extractor fan above. Integrated dish washer, tall fridge freezer, space and plumbing for a washing machine, plus cabinet housing the gas central heating unit

**SIDE LOBBY** Glazed door & window to side path

**SHOWER ROOM** 2' 42" x 1' 49" (1.68m x 1.55m) Obscure Window to side aspect, tiled shower cubicle with adjustable shower head, close couple wc, vanity unit with inset hand basin, 2 door cupboard below and chrome heated towel tower

**BEDROOM 1** 4' 60" x 3' 33" (2.74m x 1.75m) Bay window at the front

**BEDROOM 2** 3' 88" x 3' 70" (3.15m x 2.69m) Window overlooks garden

**BEDROOM 3** 3' 33" x 3' 22" (1.75m x 1.47m) Window to the rear

**BEDROOM 4/ STUDY** 2' 85" x 2' 04" (2.77m x 0.71m) Window to the front

**FAMILY BATHROOM** Obscure windows to the side, tiled panel bath with wall mounted adjustable shower. Vanity unit with inset hand basin and two draws below, close couple wc. Tiles walls and floor

**OUTSIDE To the front** a low wall frames a lawn and paved pathway leading to the front door. To the side a generous brick paved driveway can accommodate 3-4 cars which leads to garage (concrete sectional) and gate to rear garden.

**Rear Garden** The enclosed rear garden is over 200 feet long and is a vibrant mix of both mature and young specimen trees and shrubs dotted throughout the lawn. A good size patio is perfect for entertaining and the garden is delightful for families and keen gardeners to explore.

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

**Local Authority** East Suffolk Council, Council Offices, Melton Hill, Woodbridge, Suffolk IP12 AU Tel: 01394 383 789

**Tax Band** Council Tax Band A. **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.

