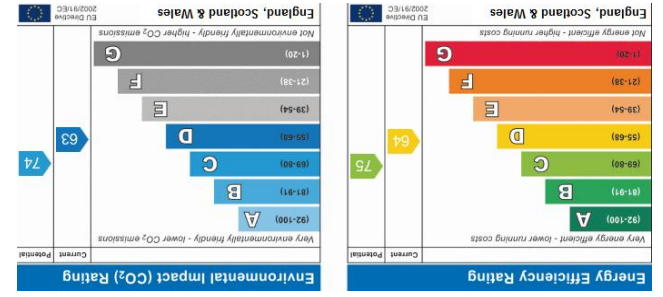
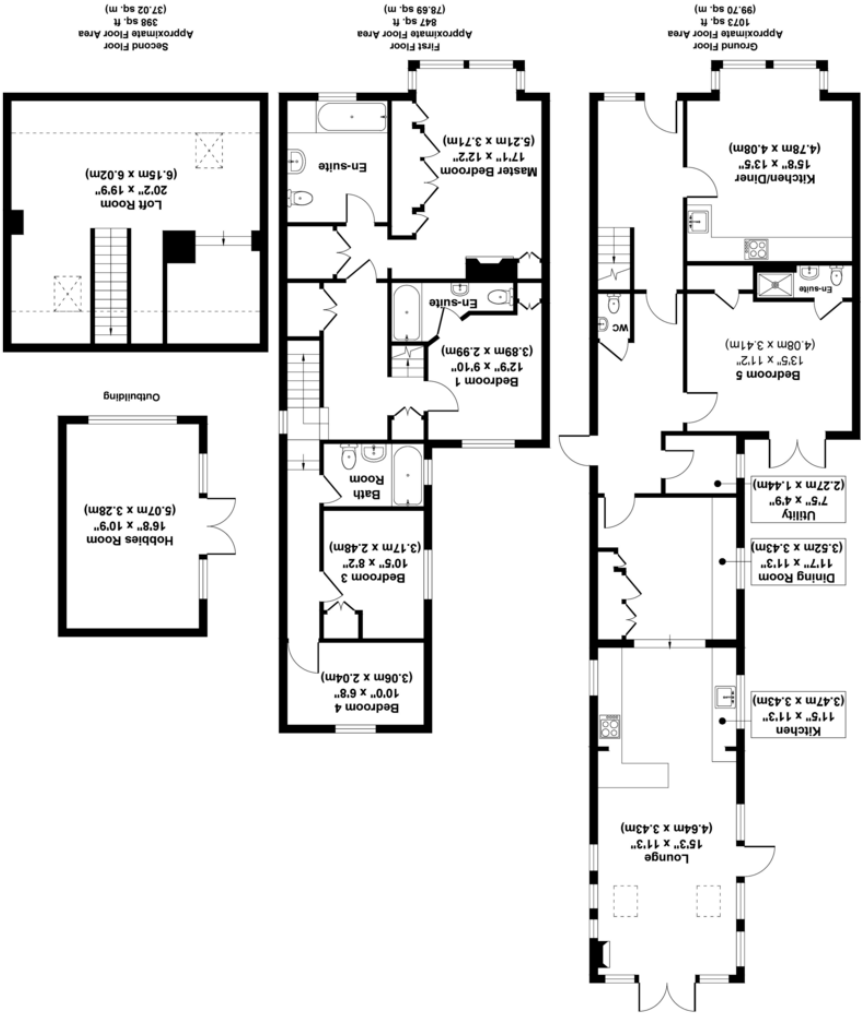




Druce Estate & Letting Agents Ltd
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Approx. Gross Internal Floor Area 2318 sq. ft / 215.41 sq. m
 Measurements are approximate, including gross internal area. Room measurements are generally into bay windows, recesses and the longest wall length. Floor plans are not necessarily to scale and are intended for guidance purposes only. Any potential purchaser or tenant must satisfy themselves to the quoted accuracy.
 Produced by Elements Property



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.

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.



Leiston

Guide Price £525,000

Property Summary

Great opportunity to acquire this splendid beautifully presented and updated detached 5 bedroom Edwardian home. It was run as a successful lodgings business with spacious stunning private owner's suite. The lovely garden is abundant with colourful flowers/shrubs and vegetable patch. There is ample parking to the side of this home which is just a short walk to the town centre with a variety of shops, café, pubs, cinema and a refurbished leisure centre.

Property Features

- Could easily be converted to provide a lovely family home
- 5 bedrooms plus loft room, 4 with en suite plus family bathroom
- Bright and airy throughout this home
- Bespoke fully integrated beautiful kitchen, perfect for busy families
- Many period features coupled with all modern conveniences
- Large vibrant garden bursting with flowers, produce and a summer house
- Separate guest kitchen/dining room with free standing units – easy to convert back to a family sitting room
- Off road parking for 3 cars
- Great location close to town centre and 5-10 min drive to the glorious Heritage Coast



Property Description

Entrance Porch with Entrance Door leading to:

Reception Hall: Door to Inner Hallway, Stairs to First Floor, panelled door to:

Kitchen / Breakfast Room: Freestanding base units and built in shelving providing storage space, wood work surfaces with inset sink and drainer unit, appliance space, exposed floorboards, molded high skirting's and ornate coving to ceiling cornice, sash style windows to front aspect.

Inner Hallway: Door leading to the side of the property, paneled doors leading through to

Cloakroom: Low flush w.c., mounted wash hand basin, heated radiator / towel rail.

Ground Floor Bedroom 5: Built in wardrobe cupboard with hanging rail and shelf space providing storage, picture rail, coving, French doors leading out to a private courtyard garden (the courtyard garden has a gated access into the main garden area). Door to:

En-Suite Shower Room: Fully tiled shower cubicle with glazed double doors and wall mounted shower, pedestal wash hand basin, low flush w.c., wood flooring.

Utility Room: Appliance space with work surface, window to side aspect.

Impressive Dining Room/ Kitchen/ Sitting Room: This lovely room has a pitched roof and double glazed sash style windows, 2 Velux windows and 3 feature stained glass small square high level windows. Wood flooring.

Dining Area: Built in 'settle style' seating also providing storage, built in shelved double cupboard, integrated fridge / freezer.

Kitchen Area: Built in base units providing storage, wood work surfaces with a Butler style one and a half bowl sink with mixer tap and slate drainer to either side. Further stainless steel work surface with inset sink.

Living Room Area: Wood burning stove, double doors leading out to the lovely gardens.

FIRST FLOOR LANDING

Window to side aspect, Doorway leading to a lobby, door leading to inner hallway and door leading to:

Master Bedroom Suite: Decorative fireplace, built in wardrobe cupboards, sash windows to front aspect.

En-Suite: Panel enclosed bath with full height tiling to bath area. Pedestal wash hand basin, low flush w.c., obscured double glazed arch window to the front aspect.

Inner Lobby: Storage cupboard and door leading to stairs to the Attic Room. Door leading to

Bedroom 2: Built in Wardrobe cupboard, sash style window to rear aspect. Door to:

EN-Suite Bathroom: Fitted with a panel enclosed bath with over bath shower and screen, pedestal wash hand basin, low flush w.c., ladder style radiator / towel rail.

Inner Hallway: Doors leading to

Bedroom 3: Window to rear aspect.

Bedroom 4: Built in wardrobe cupboard, sash style window to side aspect.

Bathroom: Panel enclosed bath with mixer tap and shower attachment, obscured double glazed window to side aspect, pedestal wash hand basin, low flush w.c., radiator / towel rail.

Loft Room: Exposed brickwork, 2 Velux windows, cupboard concealing solar hot water control, eves storage space. Door to:

En-Suite: Shower cubicle, pedestal wash hand basin, low flush w.c., Velux window.

Outside

Lovely front and rear gardens summer room with water and power. All sheds at the top of the garden have power. Private parking area for up to 3 cars.

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 D.

Agents note

There is a solar panel on the roof for the sole purpose of heating the hot water. A payment of approx. £90 per quarter from Ofgen.

There may also be the potential to rent a further parking space adjacent to the private parking area.

Rental Guide £1,600pcm

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.