

JENNIE JONES

EST. 1993

ESTATE AGENTS



WATERLOO AVENUE

Leiston | Suffolk

25 WATERLOO AVENUE, LEISTON. IP16 4HE

Aldeburgh – 5 miles
Sizewell – 2.5 miles
Saxmundham (rail links) – 5 miles
(Approximate Mileage)

- Entrance Hall ● Sitting Room ● Spacious Kitchen / Dining Room ●
- Four Bedrooms ● Ensuite to Master ● Family Bathroom ●
- Genrous Garden ● Ample Off Road Parking ●

The Property

25 Waterloo Avenue is a unique and appealing bungalow, set well back from the road with a generous frontage and wide veranda. Designed by the celebrated local architect Cecil Howard Lay in the 1950s, the property has a distinctive symmetry and character that makes it stand out.

The entrance hall is light and welcoming, with oak-effect flooring, loft access, and space for coats and storage. The sitting room, with its feature open fireplace and French doors to the garden, is a peaceful and stylish living space. The kitchen/dining room is generously proportioned, with recently installed units, quartz worktops, a range-style cooker (space and splashback), integrated appliances and a peninsula breakfast bar.

There are four well-proportioned bedrooms, including a spacious principal bedroom with a bay window overlooking the garden and an en-suite shower room. Two of the remaining bedrooms also feature charming bay windows, and all offer plenty of space. The family bathroom includes a panelled bath with shower over, vanity unit, toilet, and heated towel rail

Outside

The front of the property offers driveway parking for several vehicles, with raised brickwork and shingled borders designed for low maintenance.

A pathway runs down the middle of the rear garden, bordered by a large lawn, mature hedging, ornamental planting and standout features including a stunning monkey puzzle tree. At the far end

Handsome detached four-bedroom bungalow with superb garden, ample parking and a fascinating heritage twist



sits a bespoke timber-built garden store with power, ideal for use as a home office or workshop, and an adjoining store. A charming wooden bar sits next to a decked entertaining area, perfect for summer evenings. There's also a brick-built utility/store with power, light and water, and an original air raid shelter — a rare and quirky feature now used for storage.

Location

Leiston offers a wide range of amenities including independent shops, a supermarket, schools, a library, and a leisure centre. The town lies close to Suffolk's heritage coast and is just a short drive from Aldeburgh, Sizewell and the RSPB reserve at Minsmere.

Nearby Saxmundham provides further amenities and a rail service to London Liverpool Street via Ipswich, making this a great base for both coastal living and commuting

Services

Mains water, electricity, gas

Private drainage (modern sewage treatment plant)

Gas radiator heating

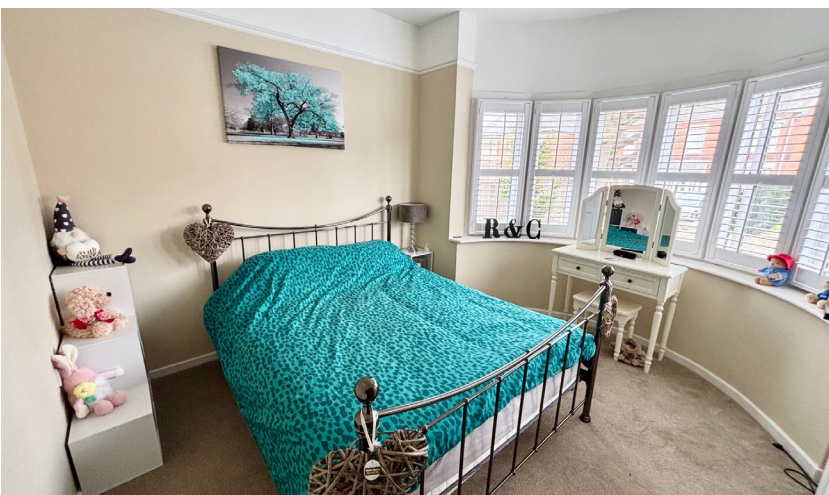
Double glazing throughout

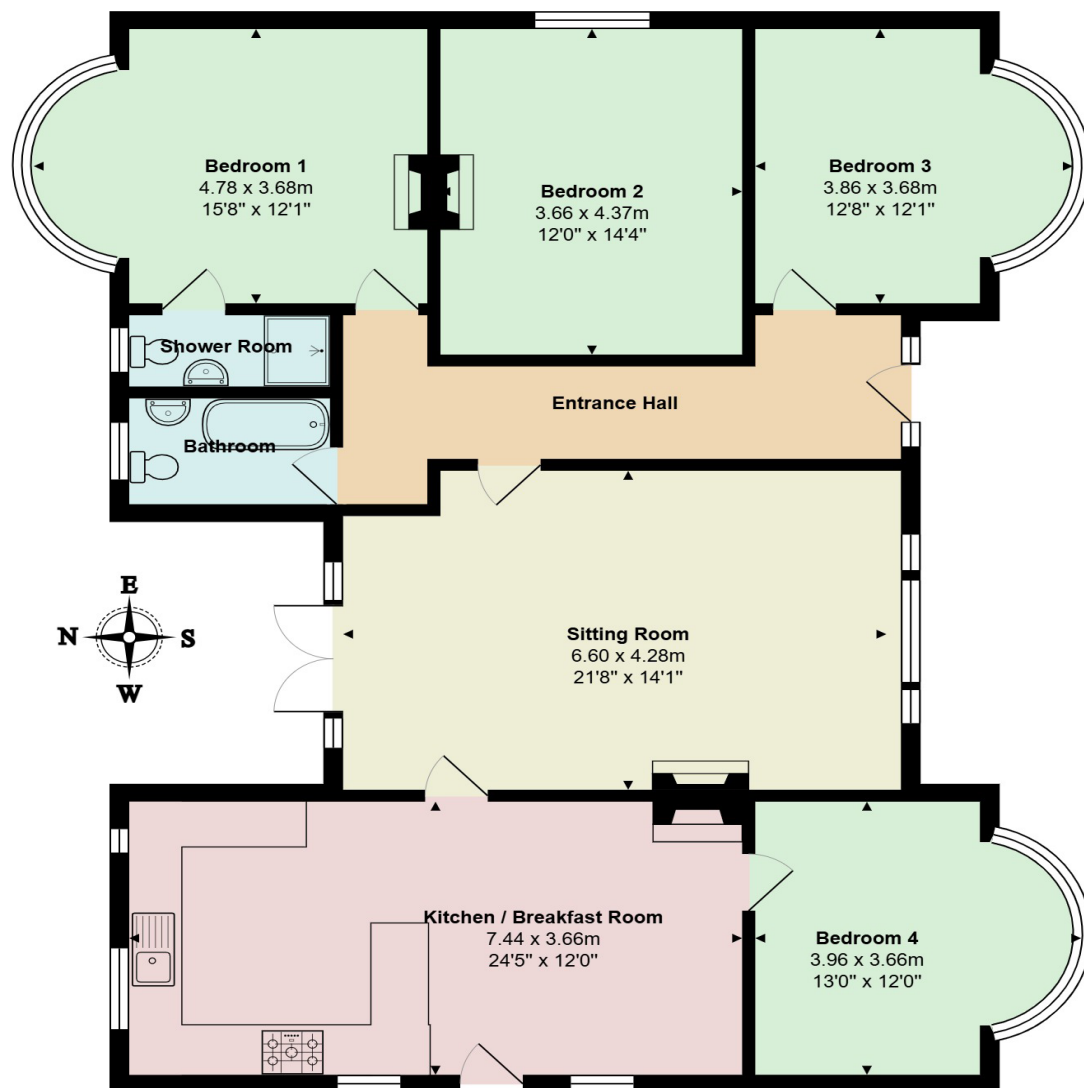
Local Authority and Council Tax Band

East Suffolk Council

Council Tax Band: D

EPC Rating: C





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