



Abbey Road, Leiston, IP16 4RE

welcome to

Abbey Road, Leiston

This four bedroom detached house in Leiston is a rare find, offering a combination of spacious living, generous parking and garage space, and breath-taking views. It is the perfect place to call home, we highly recommend a viewing!

Location

Steeped in fascinating history, the town is famous for its industrial heritage, primarily as the home of the world famous Garrett works and its impressive ruins of the 14th century, Leiston Abbey. The town has a large, centrally located supermarket, a variety of eateries, including award winning delicatessens, cafes, Chinese and Indian cuisine as well as delicious traditional fish and chips, Leiston is also the home of Suffolk's oldest purpose built cinema, opened in 1914 and has its own primary and high schools and is home to Summerhill, one of the most famous Free Schools in the world.

Neighbouring Saxmundham is less than five miles away. Here you can catch the train to Ipswich, just 39 minutes away, while you can reach London Liverpool Street in just under two hours. By road, the A12 at Saxmundham leads South to London and links to the A14 at Ipswich or head North and follow the coast to Norfolk.

Just a short drive from the coast, with the destinations of Southwold, Aldeburgh, Dunwich, the Peter Pan inspired Thorpeness Boating Lake and Orford and the rest of Suffolk heritage coast. The world famous Snape Maltings Concert Hall is also within easy reach. There is also popular bird watching at the RSPB centre at Minsmere.

Accommodation

Entrance Porch Into:-

Entrance Hall

Stairs to first floor with storage cupboard under, carpeted flooring and radiator.

Living Room

14' 11" x 11' (4.55m x 3.35m)

Double glazed windows to front and side aspects, carpeted flooring, radiator and gas fire.

Reception Room, Snug

11' 5" x 10' 5" (3.48m x 3.17m)

Double glazed window to side aspect and double glazed doors into garden room, wooden flooring and two radiators.

Kitchen, Dining Room

18' 2" x 11' 10" (5.54m x 3.61m)

Base and eye level oak units with adjoining ceramic worktops, space for dual fuel range oven with extractor hood over, integrated larder fridge and dishwasher, larder cupboard, tiled splashbacks, breakfast bar, ceramic sink with mixer tap over. Access to large pantry with tiled flooring and fitted shelving. Double glazed window and door to rear into garden room.

Garden Room

24' 9" x 9' 4" (7.54m x 2.84m)

Split into two sections, with sliding glass door between, with karndean flooring, double glazed windows surround and French doors into rear garden.

Utility Room

8' 8" x 4' 9" (2.64m x 1.45m)

Base and eye level units with adjoining worktop, tiled splashback, space for washing machine and tumble dryer (currently housing a free-standing freezer), radiator and double glazed window to rear aspect. Access into garage.





Cloakroom

Two piece suite comprising of low level WC and wash hand basin, with radiator and obscure double glazed window to rear aspect.

Landing

Carpeted flooring, with loft hatch.

Bedroom One

16' 9" x 15' (5.11m x 4.57m)

Carpeted flooring, walk in wardrobe, radiator, two roof windows to side aspect and double glazed sliding doors onto Juliet balcony overlooking rear garden and fields. Access into:-

En-Suite

Three piece suite comprising of enclosed bath with shower over, low level WC and vanity wash hand basin, radiator and obscure double glazed window to front aspect.

Bedroom Two

12' x 10' 5" (3.66m x 3.17m)

Carpeted flooring, radiator and double glazed windows to side and rear aspects. Access into:-

En-Suite

Three piece suite comprising of enclosed electric shower, high level WC and vanity wash hand basin, radiator, extractor fan and obscure double glazed window to side aspect.

Bedroom Three

11' x 7' 7" (3.35m x 2.31m)

Carpeted flooring, radiator and double glazed window to front aspect.

Bedroom Four

10' 11" x 7' (3.33m x 2.13m)

Carpeted flooring, radiator and double glazed windows to front and side aspects.

Bathroom

Three piece suite comprising of enclosed P shape bath with shower over, low level WC and pedestal wash hand basin, radiator, heated rail, extractor fan, tiled walls, airing cupboard and obscure double glazed window to rear aspect.

Outside

Front Garden

Gated entrance, fence and wall enclosed, laid to lawn with various flower and shrub filled borders, gravelled driveway allowing off road parking for multiple cars, pathway to front door and into rear garden.

Rear Garden

South-West facing, hedge and fence enclosed, mostly laid to lawn with various trees and shrubs, terrace with part cover over, large shed to remain, outdoor tap and double electrical outlet, backing onto fields to rear.

Double Garage

21' 2" max x 18' 2" (6.45m max x 5.54m)

Two electric up and over doors, power and light, worktop and fitted shelving. Door into utility room.

Services

Mains Electricity
Mains Gas
Mains Water
Mains Drainage



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welcome to

Abbey Road, Leiston

- Guide Price £465,000 - £475,000
- Detached Four Bedroom House With Two En-Suites & First Floor Bathroom
- Open Plan Kitchen/Dining Room
- Three Additional Reception Rooms
- Gated Driveway With Double Garage

Tenure: Freehold EPC Rating: D

guide price

£465,000 - £475,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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