

EST.  1993

JENNIE JONES

ESTATE AGENTS



Johnson Way, Leiston, Suffolk IP16 4WW

Price:

£420,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; CLOAKROOM; SITTING ROOM; FAMILY KITCHEN/DINING/SITTINGROOM;
LANDING; 4 BEDROOMS WITH EN SUITE TO MASTER; BEDROOM 5/STUDY; FAMILY BATHROOM;
ATTRACTIVE GARDENS;OFF ROAD PARKING AND GARAGE.**

THE PROPERTY

Enjoying a cul de sac location this superb detached family home is presented in immaculate showhouse order and offers light, spacious and contemporary accommodation over two floors. Seemingly the perfect family home 5 Johnson Way benefits from gas fired central heating and sealed unit double glazing and to appreciate this excellent property viewing is essential.

The front door leads into the entrance hall which has a tiled floor, stairs to the first floor, door to the garage and gives access to the ground floor cloakroom. The spacious sitting room has a display fireplace and at the rear of the property is an open plan family kitchen/dining/sitting room with tiled floor and twin double doors opening on to the rear garden - the kitchen has an ample range of fitted units with worksurface having stainless steel sink inset. 4 ring induction hob with filter over and double oven under, built in washing machine and dishwasher. The first floor landing has a built in storage cupboard and the master bedroom has built in wardrobes and an en suite shower room. There are 3 further double bedrooms (two with built in wardrobes) and a useful 5th bedroom currently used as a study, also on the first floor is a family bathroom with 3 piece suite, the bath having a shower over with glazed shower screen. Outside at the front of the property the garden is laid to lawn with border and there is off road parking that leads to the integral garage. The pretty rear garden has a paved patio and is mainly laid to lawn with surrounding borders and there is a summer house with light and power connected.

LOCATION

Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

LOCAL AUTHORITY
 East Suffolk District Council, Council
 Offices, East Suffolk House, Station Road,
 Melton, Woodbridge, IP12 1RT Tel:
 01394 383789

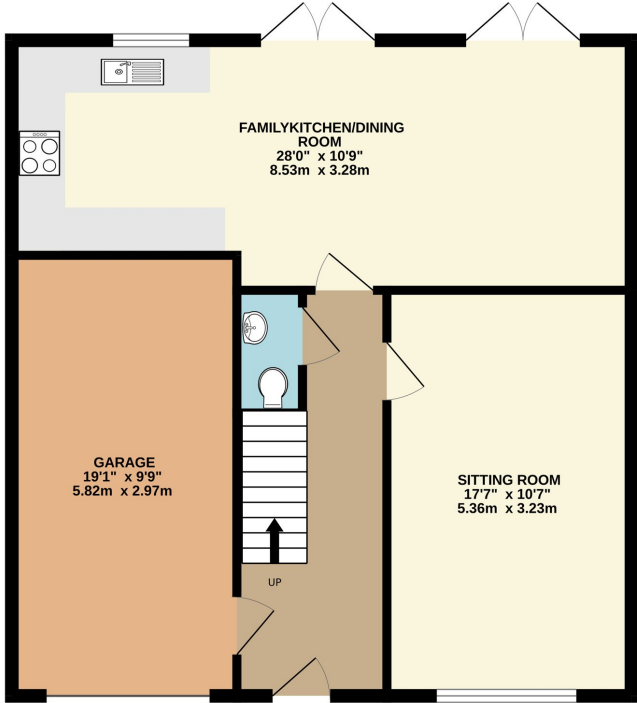
COUNCIL TAX BAND: E

SERVICES
 Mains gas, water, electricity and drainage
 are available to the property. Central
 heating and hot water are provided by a
 gas fired boiler located in a cupboard in
 the kitchen with radiators throughout the
 property.

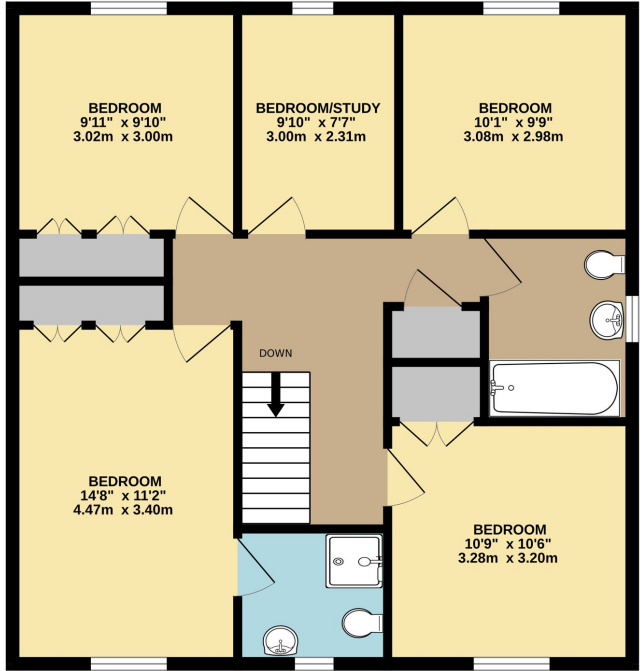
VIEWING
 By appointment through Jennie Jones
 Estate Agents:
 Tel: (01728) 605511.
 email: saxmundham@jennie-jones.com

EPC RATING = B

GROUND FLOOR
 762 sq.ft. (70.8 sq.m.) approx.



1ST FLOOR
 762 sq.ft. (70.8 sq.m.) approx.



TOTAL FLOOR AREA : 1524 sq.ft. (141.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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