

EST.  1993

JENNIE JONES

ESTATE AGENTS



Haylings Road, Leiston, Suffolk IP16 4DT

Price:

£409,995

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; LOUNGE; FAMILY KITCHEN/DINING ROOM; UTILITY;
GROUND FLOOR CLOAKROOM; LANDING; 3 BEDROOMS WITH EN SUITE TO MASTER; BATHROOM;
GOOD SIZED ATTRACTIVE GARDENS; SUBSTANTIAL OFF ROAD PARKING AND GARAGE.**

THE PROPERTY: Situated in a popular residential area towards the outskirts of the town of Leiston this detached family house was built in 1968 and has been maintained in excellent decorative order by the current owners. Offering spacious accommodation over two floors and set back from the road, 110 Haylings Road enjoys a good sized plot in excess of .25 of an acre (STS) and would seemingly make a wonderful family home. Benefitting from gas fired central heating and double glazed windows viewing of this excellent property is most strongly recommended.

The front door leads into the entrance hall which has stairs to the first floor with deep understair cupboard. The good sized lounge has a timber laminate floor and brick fireplace with mantelpiece and hearth and houses a log burner. Off the back of the lounge is the conservatory which is double glazed and has a radiator and underfloor heating. The family kitchen dining/room has a range of floor and drawer units with white gloss frontage with fitted worksurface. Sink with single drainer and mixer tap. Four ring gas hob with filter over and eyelevel double oven. Plumbing for dishwasher and tiled floor. Off the kitchen is a utility area with plumbing for washing machine, worksurface and doors to front and rear. Cloakroom with washbasin and WC. The first floor landing has the airing cupboard and the master bedroom, which is dual aspect, has an ensuite bathroom with three piece suite, there being an overbath shower and glazed shower screen. There are two further bedrooms and a family bathroom with three piece suite and separate shower cubicle. Outside at the front of the property is a substantial off road parking area with space for caravan/camper van or boat and there is a single garage at the side of the property. Behind the property is a large garden laid mainly to lawn with a patio, ideal for sitting out and well stocked shrub and flower borders. Garden workshop with light and power connected and further garden shed.

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

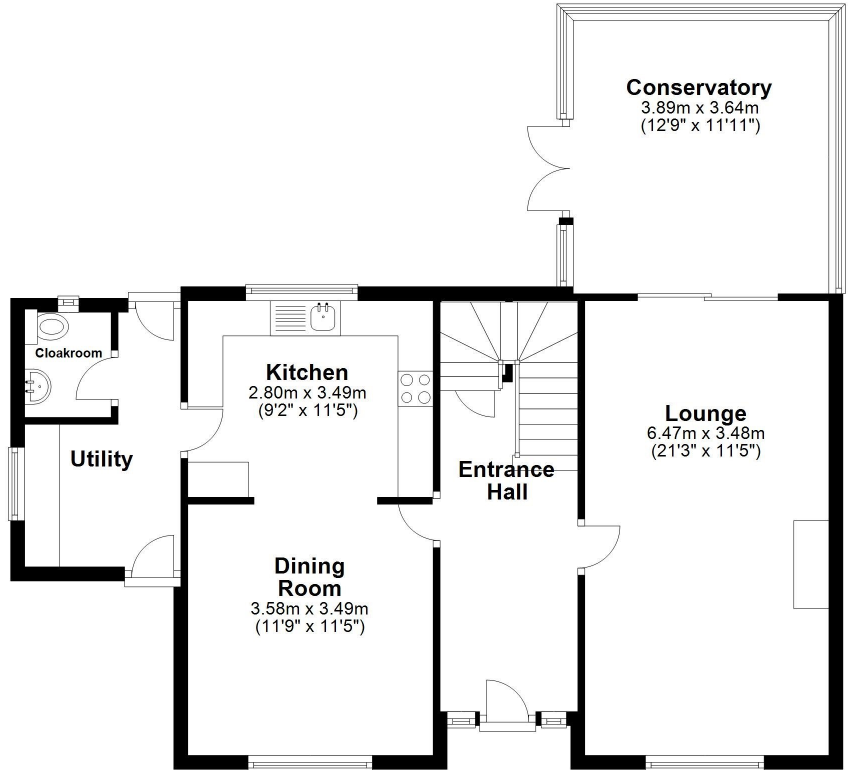
COUNCIL TAX BAND: D

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 the kitchen/
 dining room with radiators throughout the
 property.

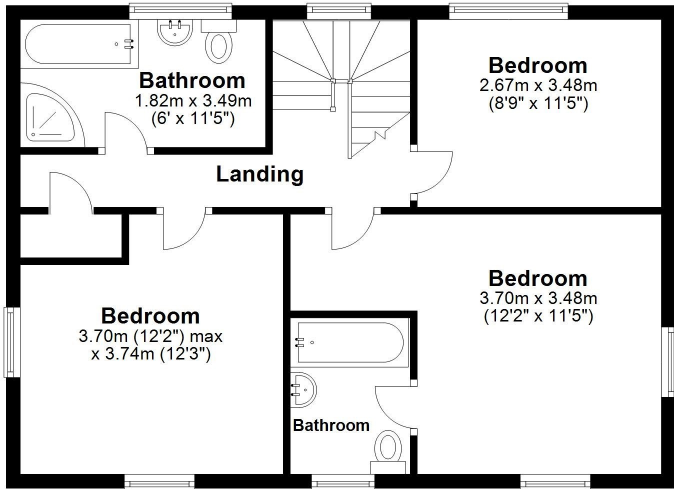
VIEWING
 By appointment through Jennie Jones
 Estate Agents:
 Tel: (01728) 605511.
 email: saxmundham@jennie-jones.com

EPC RATING = D

Ground Floor
 Approx. 80.7 sq. metres (868.5 sq. feet)



First Floor
 Approx. 59.1 sq. metres (635.9 sq. feet)



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.









