



EST.  1993

JENNIE JONES

ESTATE AGENTS





## **SUMMARY OF THE ACCOMMODATION**

**ENTRANCE HALL; SITTING ROOM; SPACIOUS KITCHEN AND DINING ROOM; FOUR BEDROOMS, ONE WITH EN-SUITE SHOWER ROOM;  
FAMILY BATHROOM; LARGE GARDEN; AMPLE OFF ROAD PARKING.**

### **THE PROPERTY**

25 Waterloo Avenue is a stunning detached four bedroom bungalow designed by local architect Cecil Howard Lay in the 1950s. The property is situated in a good location close to all local amenities. The bungalow has been very well cared for by the current owners and consequently it is in excellent order throughout. Main benefits include light and airy rooms, double glazing a recently fitted new boiler and kitchen. The front entrance door beneath a veranda opens to the entrance hall with coat hanging space, radiator, loft access hatch, picture rail and oak effect flooring. The sitting room has a double glazed window to the front and French doors opening to the delightful rear garden. There is a feature open fireplace with timber mantle and tiled hearth, picture rail and two radiators. The spacious kitchen/dining area has two windows and a door to the side aspect and two windows to the rear. There is a good range of recently fitted base and wall mounted units with quartz work surfaces over, a peninsula breakfast bar, 1½ bowl sink with mixer tap, integrated dishwasher and wine fridge, space for range style cooker with tiled splash back and stainless steel extractor hood. There is also space for a large fridge/freezer and the recently fitted gas boiler is wall mounted. To the dining area is a feature brick fireplace and radiator. The master bedroom has a double glazed bay window to the rear aspect, radiator, picture rail and door to the ensuite shower room which comprises a tiled shower cubicle, vanity wash basin, toilet, towel radiator and window to the rear. Bedroom two has a window to the side, a range of built in wardrobe cupboards, picture rail and radiator. Bedrooms three and four both have double glazed bay windows to the front, picture rails and radiators. The family bathroom comprises a panelled bath with shower over and glass screen, vanity wash basin, toilet, ample tiling, towel radiator and window to the rear.

Outside. To the front of the property is a driveway with off road parking for several vehicles and a raised border that is shingled for ease of maintenance. You can access the rear garden from either side of the bungalow, where you will find a stunning garden which has been carefully designed and landscaped. A path leads down the middle of the garden to the end where you will find a hand built storage shed with power that could be used as a home office, attached is a useful garden store and nearby is a wooden bar set next to a decked sitting area. Closer to the property is a useful brick store with power, light and water which is used as a utility. The garden itself is mainly lawn with borders containing a wide variety of mixed plants, ornamental trees and a wonderful monkey puzzle tree. An interesting feature to the right hand side of the property is an old air raid shelter, used for storage.

To appreciate the location and the accommodation offered, viewing is strongly recommended.

### **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 Council,

**COUNCIL TAX BAND: = D**

**SERVICES:**

We understand that mains water, electricity and drainage are connected. Heating by gas fired boiler.

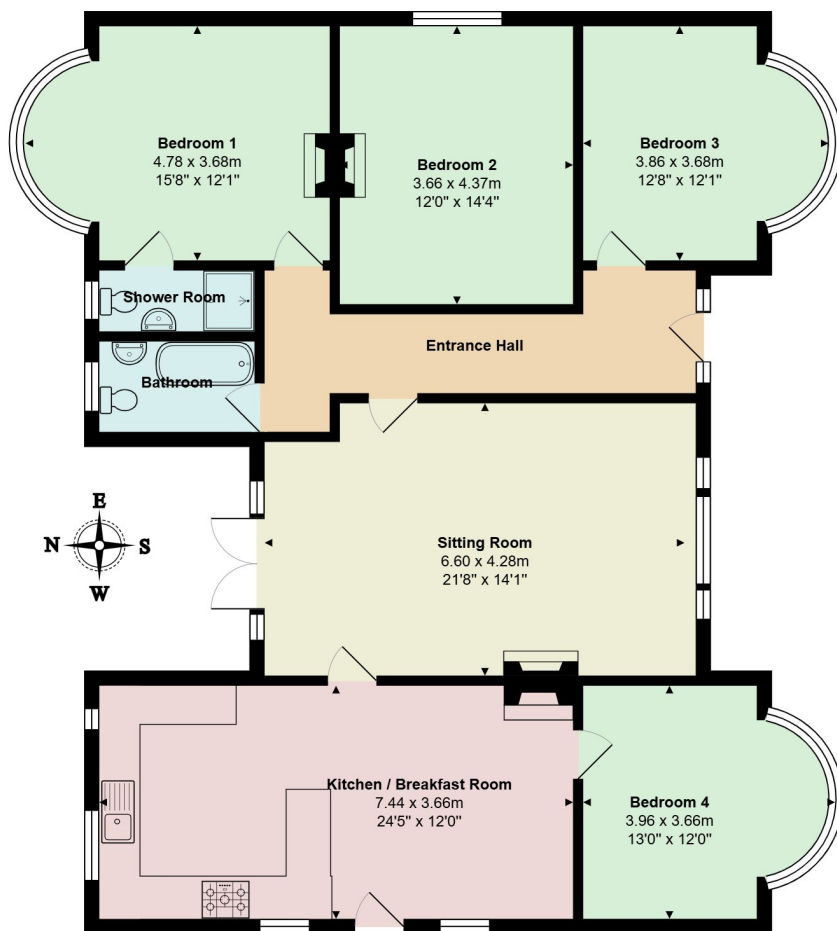
**TENURE:** Freehold

**VIEWING**

By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM** (01728) 605511.  
email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING: = C**



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.



