



## Leiston, Suffolk

Guide Price £400,000

- Spacious Detached Home
- Three Double Bedrooms
- Exclusive Private Close
- Garage & Driveway
- Garden
- Ensuite to Master
- Countryside Views
- EPC - C

# The Gables, Leiston

Situated in a private road in this secluded location at the southern edge of the popular town of Leiston which lies about a mile and a half inland from the Suffolk Heritage Coastline and offers a good range of shops in a traditional High Street setting, together with a Co-op supermarket, library, bank, doctors and dentists surgeries, swimming pool complex and cinema. Primary and secondary schooling is within walking distance and Waitrose and Tesco supermarkets may be found in nearby Saxmundham, about four miles distant, which also has a railway station on the East Suffolk branch line giving hourly services to Ipswich with connections to London Liverpool Street.



Council Tax Band: D





## DESCRIPTION

An opportunity to acquire a well designed and spacious detached house in an exclusive private close within the grounds of Leiston Hall. The well-planned accommodation with gas central heating and double glazing features a large entrance hall with cloakroom, double aspect sitting room with French doors opening to the garden and double casement doors opening to the dining/second reception room which also overlooks the garden and a fitted kitchen/breakfast room completes the ground floor accommodation. On the first floor the landing opens to three well proportioned double bedrooms and a family bathroom. The principal bedroom has an ensuite shower room and the two further bedrooms enjoy fine views over the adjoining countryside. The Gables is approached via a private road past Leiston Hall to a cul de sac of a small number of houses. A driveway provides off-road parking and access to the single garage. Set back from the road behind an open plan garden and hand gate and pathway lead to the enclosed rear garden, laid to lawn with paved patio and variety of shrubs, A hedgerow boundary separates the garden from the adjoining fields.

## ACCOMMODATION

### ENTRANCE HALL

Exposed timber floor boards. Staircase rising to first floor with storage below.

### CLOAKROOM

Suite comprising hand basin with storage below and WC.

### SITTING ROOM

A double aspect room with window to front elevation and windows and French doors opening to the rear garden with a view of the fields. Double casement doors open to:

## DINING/SECOND RECEPTION ROOM

Two windows overlooking the garden and countryside beyond.

## KITCHEN/BREAKFAST ROOM

Range of fitted base and wall cupboards, work surfaces with single drainer 1 ½ half sink unit with mixer tap and tiled surrounds. Fitted electric oven, microwave and gas hob with cooker hood over. Concealed fridge/freezer, plumbing for washing machine and dishwasher. Windows to front elevation. Tiled floor.

## FIRST FLOOR LANDING

Large built in wardrobe and airing cupboards.

## BEDROOM

Window to front elevation.

## ENSUITE

Suite comprising tiled shower cubicle, hand basin and WC.

## BEDROOM

Window overlooking countryside to the rear.

## BEDROOM

Window overlooking countryside to the rear.

## BATHROOM

Suite comprising panel bath with tiled surround. Hand basin and WC unit with storage. Window to front elevation.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently D.

## SERVICES

Mains gas, electric water and drainage.

## VIEWING

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20416/RDB.

## FIXTURES & FITTINGS

No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in the sale. These particulars do not constitute any part of any offer or contract. They are issued in good faith but do not constitute representations of fact and should be independently checked by or on behalf of prospective purchasers or tenants and are furnished on the express understanding that neither the agents nor the vendor are or will become liable in respect of their contents. The vendor does not hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.



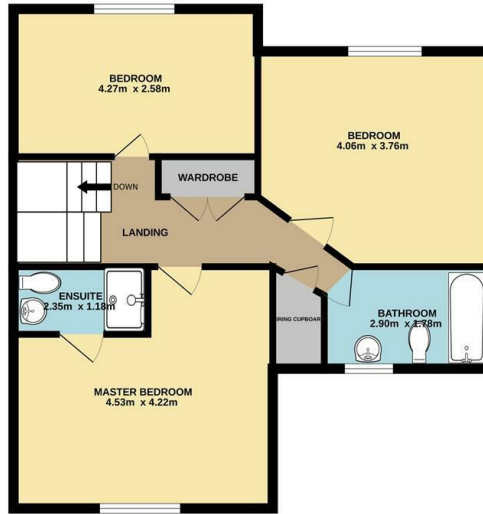




GROUND FLOOR  
59.7 sq.m. approx.

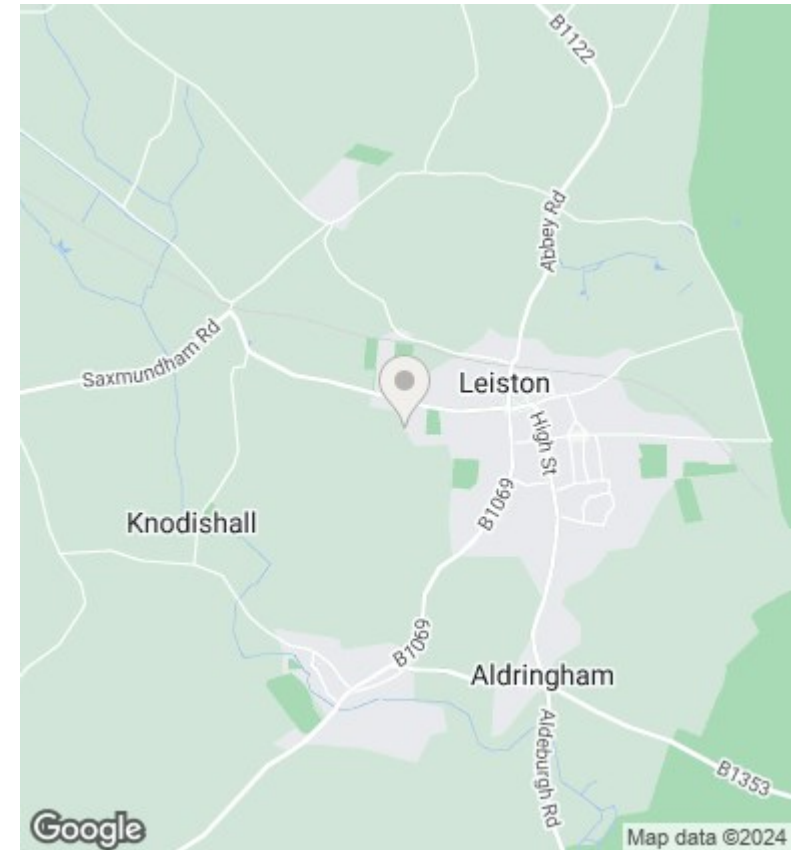


1ST FLOOR  
60.4 sq.m. approx.



TOTAL FLOOR AREA : 120.1 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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### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and Fairweather Law for conveyancing and MS Surveys for property surveys. It is the clients decision whether to use these services however if the decision is made to proceed with these services it should be known that Flick & Son will receive a referral fee of 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £200 fee for Fairweather Law referrals and £50 referral fee for MS Surveys.

### Floorplans

These plans are for illustrative purposes only and should not be used for any other purpose by any prospective purchaser or any other party.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	83
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at [www.epcregister.com](http://www.epcregister.com)