



Leiston, Suffolk

Offers In Excess Of £350,000

- No Onward Chain
- Ample Off Road Parking
- Cloak & Utility Room
- Cul De Sac Location
- Garage and Workshop
- Conservatory
- Large Private Garden
- Kitchen / Breakfast Room
- EPC - D

King Edward Road, Leiston

Welcome to King Edward Road, Leiston - a charming location perfect for those seeking a peaceful retreat within walking distance to the town centre. This detached bungalow offers three bedrooms, a large bathroom and spacious kitchen/breakfast room. There is a large private garden so the property provides ample space for a family or those looking for extra room. The house has the potential to remodel, allowing you to tailor the space to your liking and create the home of your dreams. Whether you're looking to modernise the interior or expand the living areas, this property offers a blank canvas for your creativity. Imagine waking up in the quiet and pleasing surroundings of King Edward Road, knowing that all the amenities of the town centre are just a stroll away. This property not only offers convenience but also the opportunity to craft a space that truly reflects your style and preferences.

Don't miss out on the chance to own a property with such great potential. Contact us today to arrange a viewing and start envisioning the possibilities that this detached bungalow on King Edward Road, Leiston has to offer.



Council Tax Band: D



DESCRIPTION

A detached bungalow standing in a large private garden in an excellent location within walking distance of the town centre. Set well back from the road behind a low brick wall with a shingle driveway at each side allowing ample off-road parking, the left-hand driveway continuing along the side of the property to a detached brick & tile double-length garage and double gates opening to the secluded and mature rear garden. The front door opens to the entrance porch leading to a large reception hall/dining room. The sitting room overlooks the front garden as does the first of the three bedrooms. The rear bedroom or second sitting room opens to the conservatory. The well-proportioned kitchen/breakfast room has a wide range of storage cupboards and overlooks the garden. A side lobby leads to the utility room, cloakroom and side entrance door opening onto the driveway. To the rear the garden is principally laid to lawn with a wealth of flowering plants and shrubs. Within the garden is an excellent store and double workshop with lighting and both internal and external power points.

ACCOMMODATION

ENTRANCE HALL

Tiled floor, entrance door to:

RECEPTION/DINING HALL

A large central hallway/reception room opening onto the remaining rooms.

SITTING ROOM

Fire place with gas fire. Windows overlooking the front garden and to the side.

KITCHEN/BREAKFAST ROOM

Range of fitted base and wall cupboards, composite 1 ½ bowl sink unit. Fitted eye level electric oven and gas hob with cooker hood. Gas-fired central heating and hot water combi boiler. Window overlooking the rear garden.

LOBBY

Tiled floor. Entrance door to driveway.

CLOAKROOM

White suite comprising corner hand basin with cupboard below. W.C. Opaque window.

UTILITY ROOM

Floor and wall tiling. Butler sink unit. Plumbing for washing machine and dishwasher. Window to side.

BEDROOM

Windows overlooking the front garden. Large range of fitted wardrobes.

BEDROOM

Window to side elevation.

BEDROOM/SITTING ROOM

Built in cupboard with slatted shelves. Window to side elevation. Casement doors open to:

CONSERVATORY

Double glazed with door to the garden.

BATHROOM

White suite comprising double end bath with central mixer tap. Tile shower cubicle, hand basin and W.C. Heated towel rail and opaque window.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENT

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20517/RDB.

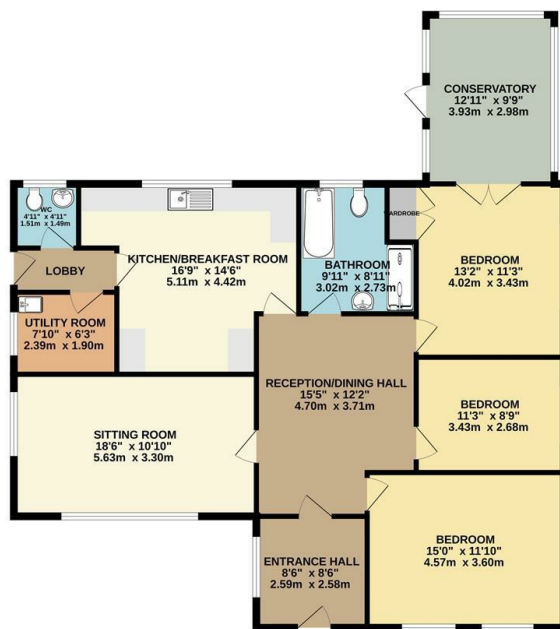
FIXTURES & FITTINGS

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.

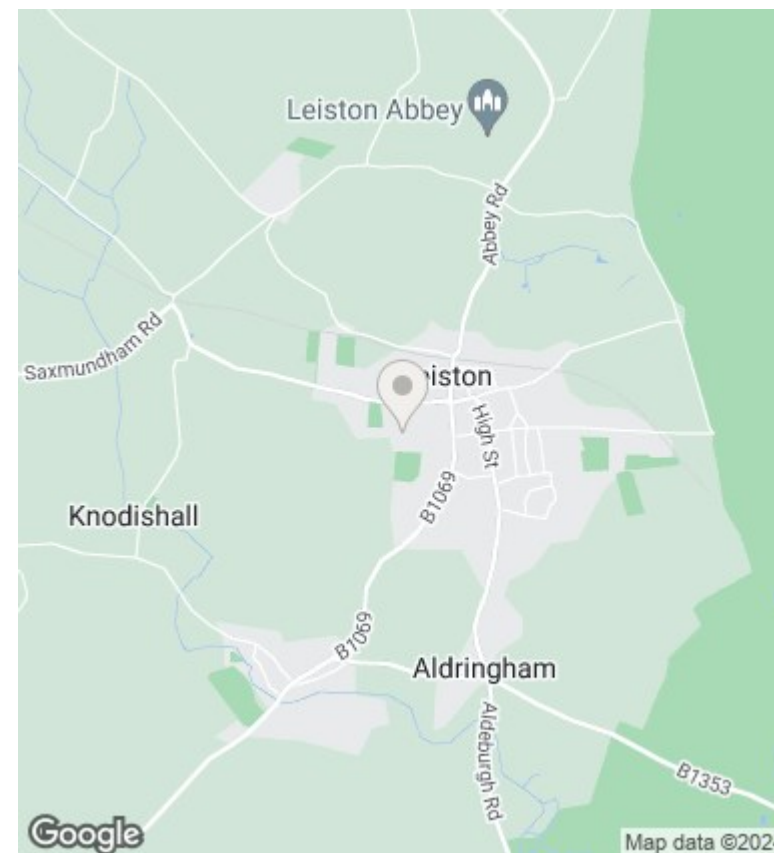




GROUND FLOOR
1387 sq.ft. (128.8 sq.m.) approx.



TOTAL FLOOR AREA: 1387 sq.ft. (128.8 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 is given for their operation or otherwise on any day.
Made with SketchUp 2024



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)	A		
(81-91)	B		79
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		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