



## Leiston, Suffolk

Guide Price £215,000

- NO ONWARD CHAIN
- Cloakroom
- Double Glazing
- Two Double Bedrooms
- Modern Kitchen
- Enclosed Rear Garden
- Two Allocated Parking Spaces
- Gas Central Heating
- EPC - B

# Daisy Drive, Leiston

A two mid terrace house situated in a cul de sac location at the edge of this sought after Hopkins Homes development. 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, gym and 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: B



## DESCRIPTION

A modern mid terrace house situated in a cul de sac position on the edge of this popular Hopkins Homes development. The accommodation with gas central heating and double glazing comprises; entrance hall, cloakroom, living room, fitted kitchen, first floor landing, two double bedrooms and bathroom. Outside the property has designated parking, an open front garden and an enclosed rear garden.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor.

### CLOAKROOM

White suite comprising hand basin and W.C.

### KITCHEN

Range of fitted base and wall cupboards, work surfaces with single drainer sink unit and tiled surrounds. Fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine.

Window to front elevation. Gas central heating boiler.

### LIVING ROOM

Window and glazed door opening to the rear garden. Under stair store cupboard.

### FIRST FLOOR

### LANDING

Storage cupboard with radiator

### BEDROOM

Window to rear. Built in double wardrobe.

## BEDROOM

Window to front elevation with loft access.

## BATHROOM

White suite comprising panel bath with mixer tap/shower attachment. Hand basin and W.C. Tiled surrounds and window.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## 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](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20526/RDB.

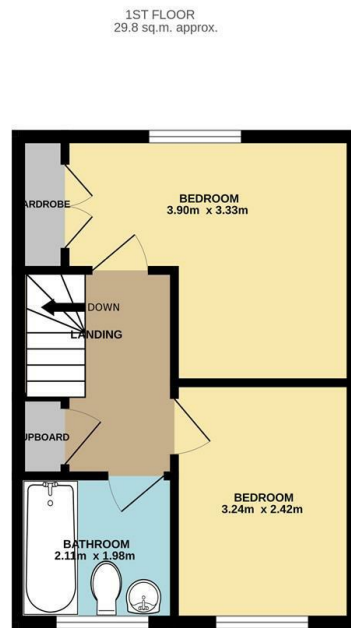
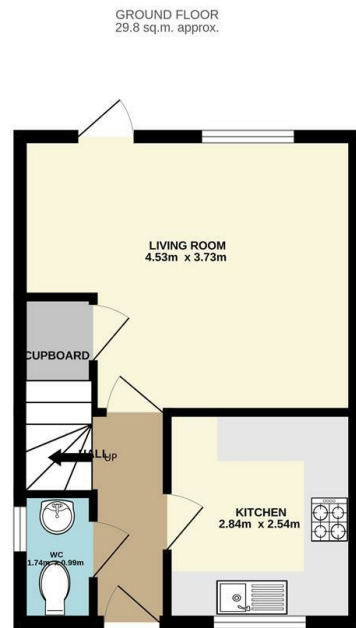
## FIXTURES & FITTINGS

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

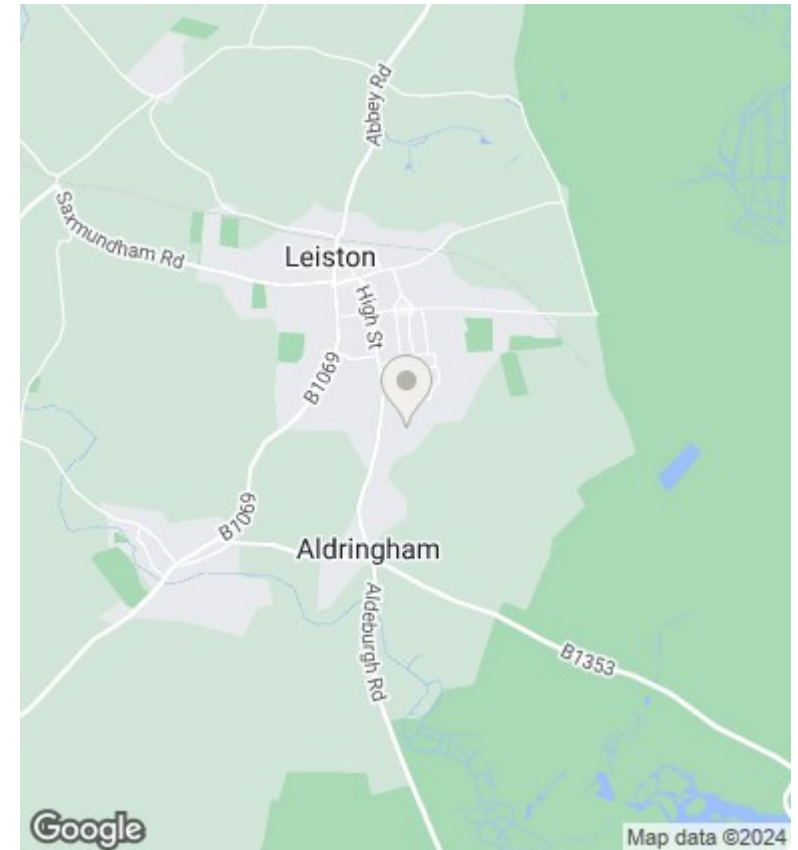
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TOTAL FLOOR AREA : 59.5 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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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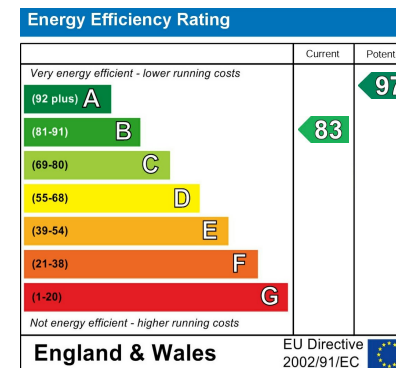


### Conveyancing, Surveys & Financial Services

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

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