



Leiston, Suffolk

Offers In Excess Of £370,000

- No Onward Chain
- Double Glazing
- Gas Central Heating
- Delightful Private Garden & Summer House
- Fitted Kitchen & Utility Room
- Long Driveway & Garage
- Ensuite Shower Room
- Walking Distance from Town Centre
- EPC - C

Holly Tree Close, Leiston

A deceptively spacious detached bungalow situated in a peaceful private cu de sac with A delightful garden, all within walking distance of the town centre. Located about a mile and a half inland from the Suffolk Heritage Coastline, Leiston 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

Offered for sale with no onward chain this surprising spacious detached bungalow, standing in a private close in this secluded and peaceful location yet within walking distance of the town centre. A block paved driveway provides ample off road parking and access to a brick & tile single garage. A hand gate opens to a paved and fenced courtyard area adjacent to the utility room and opens to a delightful garden, laid to lawn with planted borders, timber summer house, garden shed and wide sheltered patio adjacent to the living room. The accommodation with double glazing and gas central heating comprises:

ACCOMMODATION

ENTRANCE LOBBY

Door to:

HALLWAY

Two built in storage cupboards

DINING ROOM

Window over looking the garden. Doorway to:

SITTING ROOM

Window and French doors opening onto the patio. Fireplace with gas fire.

KITCHEN

Window overlooking the driveway. Fitted with a range of base and wall cupboards, work surfaces with single drainer sink unit and tiled surrounds. Fitted electric oven and hob with cooker hood over. Water softener and plumbing for dishwasher. Door to:

UTILITY ROOM

Window overlooking the driveway. Work surface with storage below, plumbing for washing machine. Gas central heating boiler. Opaque door to courtyard.

BEDROOM

Windows overlooking the garden.

ENSUITE

Suite comprising tiled shower cubicle, hand basin and WC.

BEDROOM

Window to front. Built in wardrobe.

BEDROOM

Window overlooking driveway. Built in wardrobe.

BATHROOM

Suite comprising panel bath, hand basin and WC. Tiled surrounds, 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: 20565/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.

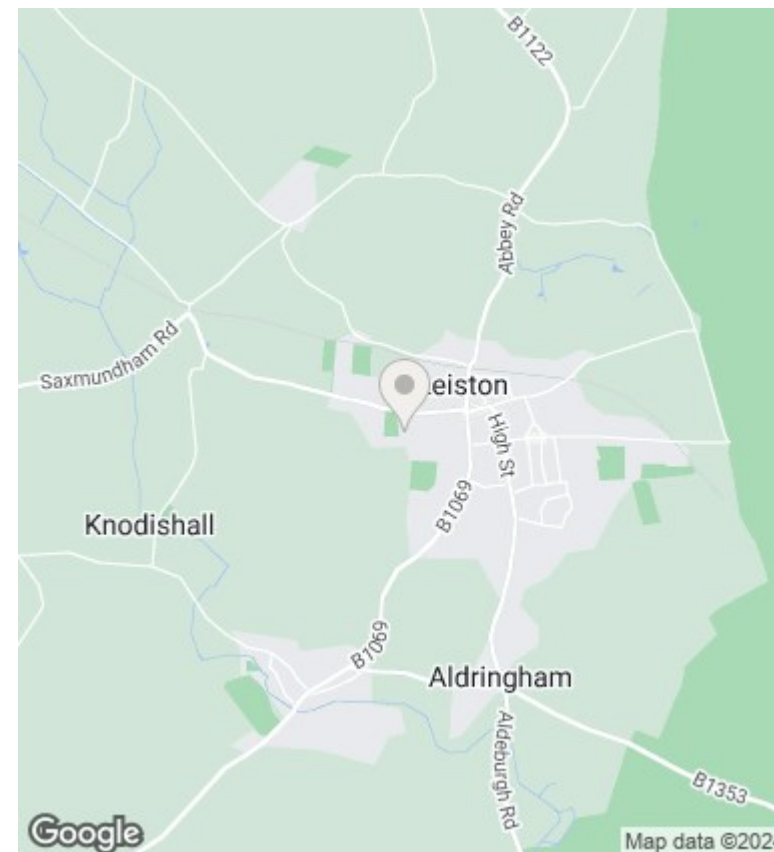




GROUND FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA: 1159 sq.ft. (107.7 sq.m.) approx.
While every effort has been made to ensure the accuracy of the foregoing contained here, 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 in this regard.
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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)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D		
(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