



Leiston, Suffolk

Guide Price £575,000

- Substantial High Specification Town House
- Large Principal Bedroom Suite
- Excellent Kitchen/Breakfast Room with Aga
- Four Bedrooms
- Ample Parking and Large Garage
- Gas Central Heating & Double Glazing
- Large Private Garden
- Immense Charm & Character
- EPC - C

High Street, Leiston

An elegant and imposing period town house of exceptional style with delightful private garden. The popular town of Leiston 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

Fairfield House is a great property of unique character and quality, having been substantially extended creating an imposing and well appointed family home. Retaining immense charm, the elegant and spacious accommodation features well proportioned rooms with high ceilings, deep double glazed sash windows, beautifully decorated and impeccably finished. Set back from the road screened by yew hedge and iron railings, a driveway provides off road parking for multiple vehicles and access to a large garage. Beyond a wrought iron gate is an award winning private garden, with lawns bordered by a wealth of flowering plants and shrubs, large riven paved pathways and seating area, with a range of stores, greenhouse, irrigation and Koi pond.

ACCOMMODATION

RECEPTION HALL

Fan light entrance door. Black & white Karndean tiled floor. Wall panelling. Moulded coving, picture rails and ceiling roses which are repeated in the principal rooms. Glazed double doors open to the Drawing room and Dining room.

KITCHEN / BREAKFAST ROOM

Superbly fitted with an extensive range of 'Shaker' style storage cupboards at high and low level under granite working surfaces. Island unit. Gas fired AGA two oven range. Built in appliances including NEFF 'slide and hide' under oven with matching NEFF touch control 4 ring ceramic electric induction hob over. Concealed filter hood above. Bosch dishwasher. Matching tall corner larder cupboards. Twin pullout units with bridge and space between for American style fridge/freezer. Double glazed stable door to garden. Vaulted ceiling with three Velux rooflights.

DRAWING ROOM

Sash windows overlooking the front garden. Cast Victorian fireplace with imposing marble surround. Full length antique mirror. Staircase rising to the first floor.

DINING ROOM

Sash windows to front and side elevations. Panelled glazed door opening to the kitchen.

INNER LIBRARY HALL

Fitted bookshelves.

STUDY / SITTING ROOM

Cast Victorian fireplace. Opening to the conservatory.

LAUNDRY ROOM

Plumbing for washing machine, water cylinder, water softener, gas central heating boiler. Built in storage cupboards, space for tumble dryer.

CONSERVATORY

A large double glazed conservatory with French doors opening to the garden.

OFFICE / HOBBIES ROOM

Casement doors opening to the garden.

CLOAKROOM

Suite comprising hand basin and W.C.

FIRST FLOOR

LANDING

Built in storage cupboard.

PRINCIPAL BEDROOM

Fitted wardrobes on entrance to bedroom. An elegant double aspect room with sash windows and air conditioning unit.

DRESSING ROOM

Built in shelving and hanging rails. Sash window to front elevation.

ENSUITE

Suite comprising corner shower, vanity hand basin and W.C. Heated towel rail. Electric underfloor heating.

BEDROOM

Window to front elevation.

BEDROOM

Window to side elevation.

BEDROOM

Window to front elevation.

BATHROOM

Suite comprising P-shape shower/bath, hand basin and W.C. Window to rear elevation.

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: 20710/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.

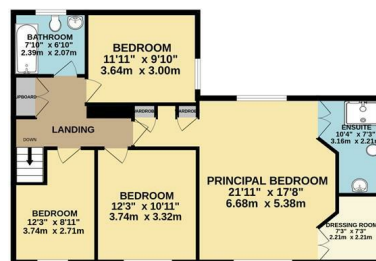




GROUND FLOOR
1902 sq.ft. (176.7 sq.m.) approx.



1ST FLOOR
880 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA : 2782 sq.ft. (258.4 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

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	69	
(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