



Leiston,

Guide Price £525,000

- Exceptional Family Home
- Double Garage
- Study & Cloakroom
- Gas Central Heating & Double Glazing
- 4 Bedrooms & Ensuite
- Not to be Missed!
- West Facing Landscaped Garden
- Large Kitchen/Dining Room
- EPC - B

Perrett Way, Leiston

A beautifully presented detached family home within walking distance from the town centre. 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: E



DESCRIPTION

A rare opportunity to purchase this beautifully presented four bedroom, double fronted detached family home, with stunning west facing landscaped garden on this popular development on the southern edge of Leiston within walking distance of the town centre. Built by Hopkins Homes, this immaculate home features a high level of insulation with gas central heating and double glazing. The property stands in a generous corner plot with access via private shared road leading to a wide driveway and detached double garage at the rear. Internally, the accommodation is beautifully presented and comprises an inviting entrance hall, cloakroom, spacious study, sitting room with elegant fireplace and double doors opening to kitchen/breakfast room with Granite Transformation work tops and integrated appliances and separate utility room. On the first floor are four double bedrooms, all having built-in double wardrobes. The master having an en-suite shower room and family bathroom completes the accommodation. Viewing is essential to fully appreciate this quality family home.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with cupboard below.

STUDY

Double glazed sash window to front elevation.

CLOAKROOM

White suite comprising hand basin and W.C.

SITTING ROOM

Double-glazed sash window to front elevation. Elegant polished stone fireplace. Double doors opening to:

KITCHEN/DINING ROOM

Fitted with a stylish range of base and wall mounted units with Granite Transformation work tops and integrated sink unit with mixer tap. Appliances include a concealed fridge, freezer, washing machine and dishwasher.

Rangemaster Cooker and cooker hood. Double glazed window and casement doors open to the rear garden. Tiled floor.

UTILITY ROOM

Fitted base and wall cupboards, Granite Transformation work tops and integrated washing machine. Tiled floor. Side entrance door.

FIRST FLOOR

LANDING

Built in Airing cupboard.

BEDROOM

Double-glazed sash window to front elevation. Built in wardrobes.

ENSUITE

White suite comprising of pedestal wash hand basin, tiled shower cubicle and low-level W.C. Double-glazed sash window to front elevation.

BEDROOM

Double-glazed sash window to front elevation. Built in wardrobes.

BEDROOM

Double-glazed window to rear elevation. Built in wardrobe.

BEDROOM

Double-glazed window to rear elevation. Built in wardrobe.

BATHROOM

White suite comprising of pedestal hand basin, panel bath with mixer tap, separate shower, low-level W.C. Wall tiling. Obscure double-glazed window.

OUTSIDE

Shared private road accessed from Red House Lane leading to a wide

driveway and DOUBLE GARAGE with twin up & over entrance doors, one electrically operated, power points, lighting and side entrance door opening to the REAR GARDEN. A beautifully landscaped garden with split level lawns, wealth of flowering plants and shrubs, staked specimen trees and sandstone paved patio and pathways. Metal pergola with side and roof blinds, composite wood flooring and lighting. side courtyard, sandstone paved, leading to the side entrance door.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently E

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

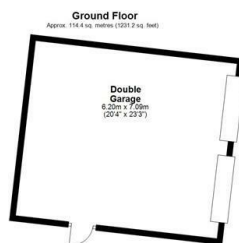
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 20826/RDB.

FIXTURES AND 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.







Total area: approx. 185.2 sq. metres (1993.5 sq. feet)



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		93
(81-91) B	84	
(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