



## Leiston,

Guide Price £525,000

- Elegant & Spacious Accommodation
- Delightful South Facing Garden
- Ensuite & Family Bathroom
- Wealth of Charm & Character
- High Quality Kitchen & Bathroom Fittings
- Gas Central Heating
- Off Road Parking & Garage
- Four Bedrooms
- EPC - C

# King Georges Avenue, Leiston

An Impressive Edwardian Semi-Detached Home with Large Extension, South Facing Garden and Charming Period Features. 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: C



## DESCRIPTION

Set in a desirable residential location, this imposing Edwardian semi-detached residence has been thoughtfully extended to create an elegant and generously proportioned family home. Retaining much of its original character and charm, the property is distinguished by high ceilings, tall sash windows, original panelled doors, timber flooring, and a selection of attractive fireplaces throughout.

Upon entering, a welcoming lobby opens into a spacious hallway with stairs rising to a striking galleried landing above. The principal double reception room showcases the home's grandeur, with soaring ceilings, decorative cornicing, and an original fireplace creating a warm, refined ambience. This inviting space flows into a light-filled, double-aspect garden sitting room, featuring deep-set windows and French casement doors that open onto a beautifully landscaped, south-facing rear garden.

The heart of the home is a bespoke, fully fitted kitchen with ample cabinetry, high-quality appliances, and stylish finishes—ideal for family life and entertaining alike. A separate utility room and a modern wet room enhance the functionality of the ground floor, while a side entrance provides convenient access to the garden and adjoining garage.

Upstairs, the first-floor galleried landing offers a delightful sense of space and light, leading to four generously sized bedrooms. The principal suite benefits from a private dressing lobby with built-in wardrobes, linking the bedroom to a well-appointed en suite bathroom. A further beautifully designed family bathroom serves the remaining bedrooms, each of which is well-proportioned and

full of natural light.

Exterior:

The house is set back from the road behind a low brick wall with a private driveway providing off-street parking and access to the attached garage. To the rear, the landscaped garden enjoys a sunny southerly orientation and a strong sense of seclusion. A wide gravel terrace—perfect for outdoor dining—leads to a central lawn flanked by raised and planted borders, stepping stones, and a timber garden shed. A dedicated vegetable garden and a hand gate at the rear provide access to a private rear track, enhancing the garden's utility and charm.

This remarkable home seamlessly blends period elegance with modern comfort, offering a rare opportunity to acquire a substantial and beautifully presented family residence in a sought-after setting.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band Currently C

## SERVICES

Mains, gas, electricity, water and drainage

## VIEWING ARRANGEMENTS

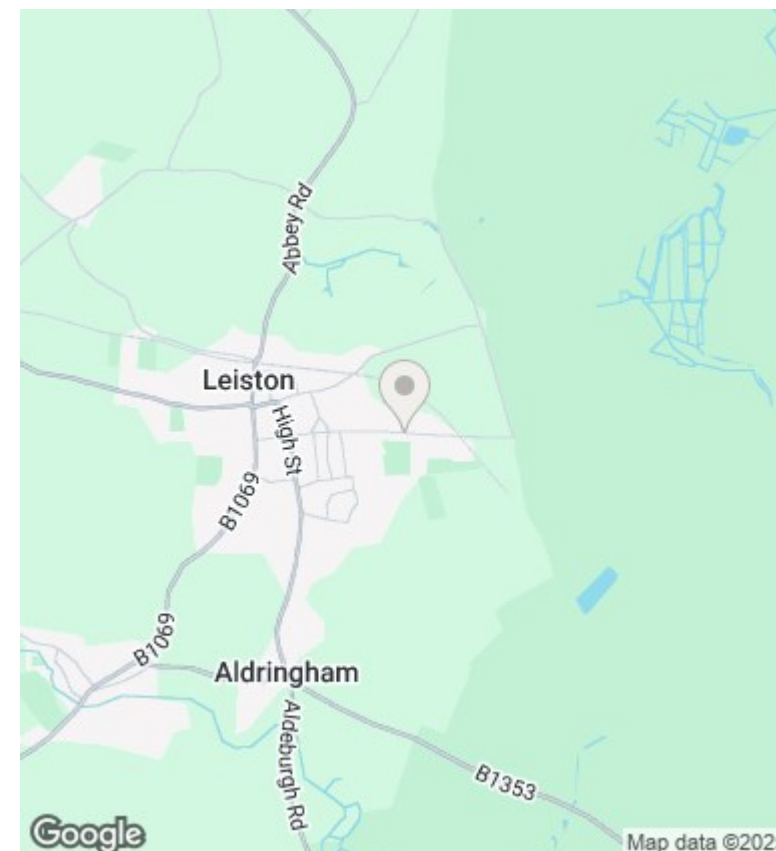
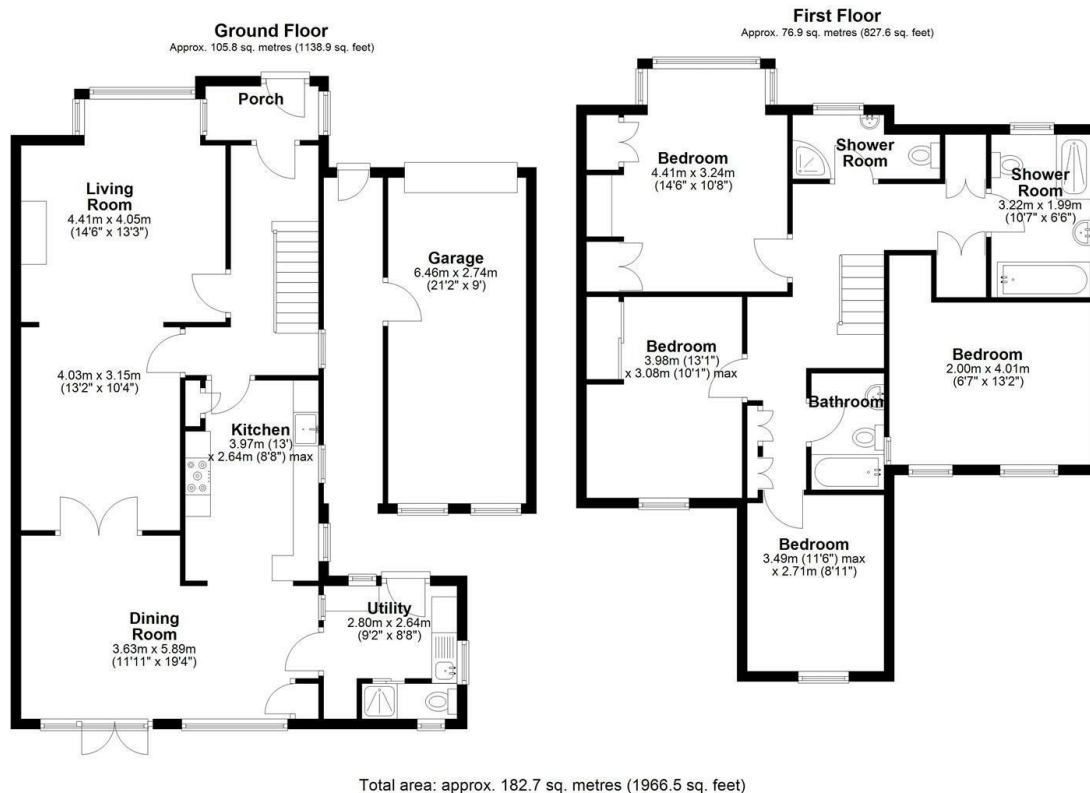
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20834/RDB.

## 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.





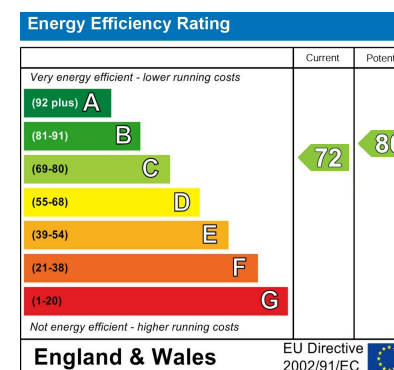


## Conveyancing, Surveys & Financial Services

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)