



Leiston,

Offers In Excess Of £270,000

- No Onward Chain
- Desirable Location on Development
- Gas Central Heating & Double Glazing
- Immaculate Three Bedroom Home
- Upstairs Bathroom & Downstairs Cloakroom
- EPC - B
- Off Road Parking for Multiple Vehicles
- Remaining NHBC Warranty

Perrett Way, Leiston

A beautifully presented three bedroom home with garden & parking, located in the most sought-after position on the development. 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

This spacious and well-maintained three bedroom home offers modern living across two floors, featuring a bright kitchen with Neff appliances, a generous lounge, and a stylish cloakroom. Upstairs, you'll find three well-proportioned bedrooms, built-in storage, and a family bathroom. The property also boasts a private rear garden, two allocated parking spaces, and visitor parking - all set within a desirable and convenient location on the desirable Hopkins Homes development.

ENTRANCE HALL

Enter through the front door into a welcoming hallway featuring a radiator and staircase leading to the first-floor landing. Doors provide access to the cloakroom, kitchen, and living room.

CLOAKROOM

Conveniently located on the ground floor, the cloakroom includes a WC, washbasin, and radiator.

KITCHEN / DINER

A bright and functional kitchen with a double-glazed window overlooking the front of the property. The sink is positioned beneath the window, and a gas combination boiler is neatly housed in the corner. The kitchen features eye-level and base-level storage units, designated spaces for a washing machine and dryer, and room for a fridge freezer. High-quality Neff appliances include a built-in oven, gas hob, and extractor fan.

LIVING ROOM

A spacious, carpeted living area with a double-glazed window to the rear elevation. It includes two radiators — one beneath the window and another on the opposite wall — ensuring year-round comfort. Storage cupboard door which goes underneath the stairs.

FIRST FLOOR

LANDING

Fully carpeted and featuring a radiator, the landing provides access to all bedrooms and the family bathroom. A handy airing cupboard with shelving and a radiator adds extra storage space.

BEDROOM ONE

A generous double bedroom with a double-door built-in wardrobe offering both shelving and a hanging rail. A double-glazed window overlooks the rear garden, with a radiator below. The room also features access to the loft via a hatch.

BEDROOM TWO

Another well-proportioned bedroom with a double-glazed window to the front elevation, a radiator, and a built-in wardrobe complete with a shelf and hanging rail.

BEDROOM THREE

Bedroom with a double-glazed window overlooking the rear garden.

OUTSIDE

The property benefits from two allocated parking spaces located at the rear, accessible via a garden gate or from the side of the house. Additionally, there is a shared visitor parking space used by three properties in total.

The rear garden is a charming mix of lawn and patio, framed with a decorative shingle border — perfect for relaxing or entertaining. A practical garden shed is positioned at the bottom of the garden for extra storage.

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.

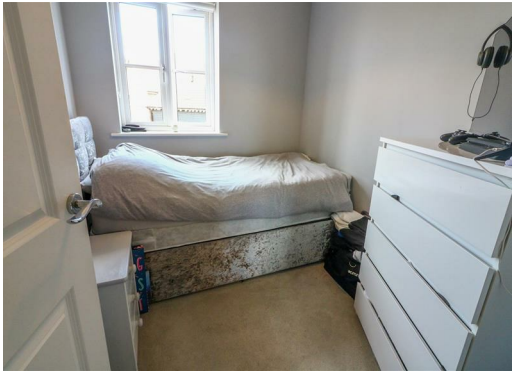
Email: leiston@flickandson.co.uk

Tel: 01728 833785 Ref: 20904/RDB.

FIXTURES & FITTINGS

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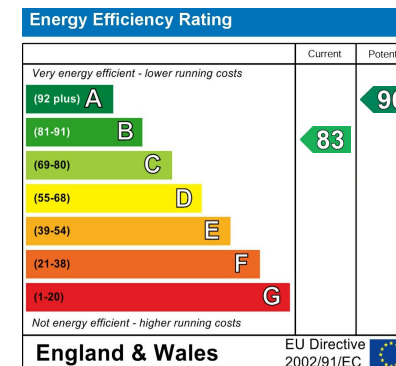


Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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