



Leiston, Suffolk

Guide Price £230,000

- Two Bedroom Semi-Detached House
- Modern extension with office / Studio
- Gas Central Heating
- Kitchen with utility
- Excellent Garden Room with storage
- EPC -
- Large reception room with bay window
- Upstairs bathroom & downstairs cloakroom

Carr Avenue, Leiston

A well presented two bedroom semi-detached home, situated within walking distance to 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: B



TENURE

Freehold

OUTGOINGS

Council Tax Band currently B

SERVICES

Mains Gas, Drainage, Electricity & Water

Entrance Hallway

Welcoming hallway with a radiator, double-glazed front door and a straight staircase rising to the first-floor landing.

Open Plan Living / Dining Room

A bright and spacious dual-aspect reception room featuring an engineered wooden floor throughout. A large double-glazed bay window to the front floods the room with natural light, complemented by an additional large window to the rear. The generous layout offers space for an eight-seater dining table alongside comfortable living area furniture. Freshly decorated and benefitting from an understairs storage cupboard.

Kitchen

Fitted with a range of base and eye-level units, with plumbing and space for a dishwasher and washing machine. Double-glazed window to the side elevation. An external door leads out to the rear patio and side access. Internal door to:

Utility / Cloakroom

Practical utility space with w/c, gas combination boiler and area for a dryer. Radiator and double-glazed window to the side elevation.

Office / Studio

A superb extension created by the current owners, offering a large and versatile room with a skylight and wide double-glazed window overlooking the garden. Ideal as a dedicated home office or creative studio. There is also potential to convert this room into a third bedroom, with the option to create an en-suite by adapting the adjoining utility/toilet space (subject to any necessary approvals).

First Floor Landing

Carpeted landing with storage cupboards and doors to bedrooms and bathroom.

Bedroom 1

A generous double bedroom with two large double-glazed windows to the front elevation. Carpeted, with radiator below and space for the existing two freestanding wardrobes.

Bedroom 2

Another double bedroom, carpeted and featuring a double-glazed window overlooking the garden.

Bathroom

A spacious family bathroom comprising a bathtub with handheld shower, separate walk-in shower with rain-head, basin and w/c. Double-glazed frosted window to the rear elevation.

Outside

The property boasts a beautifully presented, long rear garden featuring an impressive insulated summer house, added by the current owners less than two years ago. Fully painted and plastered, it is ideal as a home office, gym or studio, and includes an attached shed providing useful additional storage. A patio area

sits directly beside the summer house, creating a perfect outdoor seating or entertaining space. The remainder of the garden is laid to lawn, and a gated side access leads directly to the road.

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

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.





AWAITING FLOOR PLAN


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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com