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Heatherlands House  
Aldeburgh Road  
Leiston



A BEAUTIFUL SEVEN BEDROOM HOME WITH ACCOMMODATION OVER THREE FLOORS OFFERING A PERFECT BLEND OF CHARACTER AND CHARM WITH A MODERN TWIST.

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## Heatherlands House, Aldeburgh Road, Leiston, IP16 4AH

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### RECEPTION HALLWAY

The generous hallway sets the tone for the property. Tiled flooring, wall mounted radiator, stairs rising to the first floor accommodation and provides access to the kitchen, formal dining room and internal lobby.

### LOBBY

Built in storage, doors to shower room, study and drawing room.

### SHOWER ROOM

Low level WC, wash hand basin and walk in shower cubicle.

### STUDY

Dual aspect windows, wall mounted radiator.

### KITCHEN/BREAKFAST ROOM

A range of base and wall units providing storage. Drainer sink unit, space for fridge freezer, tiled flooring, and dual aspect windows.

### DINING ROOM

A beautiful formal dining room with parquet flooring, wall mounted radiator and offers access to the drawing room, sitting room and conservatory.

### DRAWING ROOM

A wonderful space with dual aspect windows, wall mounted radiator and feature wood burning fire.

### SITTING ROOM

Currently utilised as a study but a large room that offers a good degree of versatility. Dual aspect windows, feature wooden floorboards, two wall mounted radiators, picture rail.







## CONSERVATORY

A brick based UPVC conservatory with beautiful garden views, linoleum floor and door to garden.

## LANDING

A carpeted landing with a window, wall mounted radiator, offers



access to the principal bedroom, a further four bedrooms and family bathroom. Stairs rise to second floor accommodation.

## PRINCIPAL BEDROOM

A fantastic principal suite approximately 20 x 18 ft with a window overlooking the garden with a beautiful view, two wall mounted

radiators, a feature fireplace and incorporates a walk-in dressing room and a four piece en-suite bathroom.

## EN-SUITE

A four piece suite comprising: - a low level WC, wash hand basin and walk in shower cubicle.



### BEDROOM

A carpeted double bedroom with a window and wall mounted radiator.

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A carpeted double bedroom with a window and wall mounted radiator. Doors provide access on to an area that could be made into a balcony that would be perfect for sitting and enjoying views of the garden.

### BATHROOM

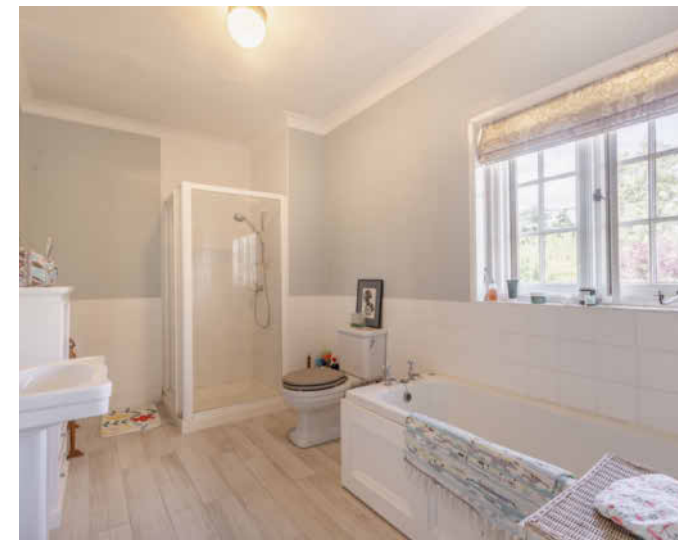
A fully tiled bathroom suite comprising: - low level WC, wash hand basin, bath with shower above. Window.

### SECOND FLOOR ACCOMMODATION

The second floor of the home was converted from the loft space to a high specification and has added two further bedrooms, one with an en-suite and a living area. Perfect for anyone looking for a self-contained section for older children or it would provide a fantastic space for anyone that works from home and requires privacy and peace away from the main living areas.

### LIVING SPACE

A generous space with multiple windows (including two Velux windows with fitted blinds) and double doors opening inward to provide access for a Juliet balcony. Doors to both bedrooms.





## BEDROOM

A double bedroom with two Velux windows with fitted blinds, built in storage wardrobe, further eave storage and door to en-suite shower room.



## EN-SUITE SHOWER ROOM

Suite comprising: - low level WC, wash hand basin and walk in shower cubicle. Wall mounted radiator and Velux window.

## BEDROOM

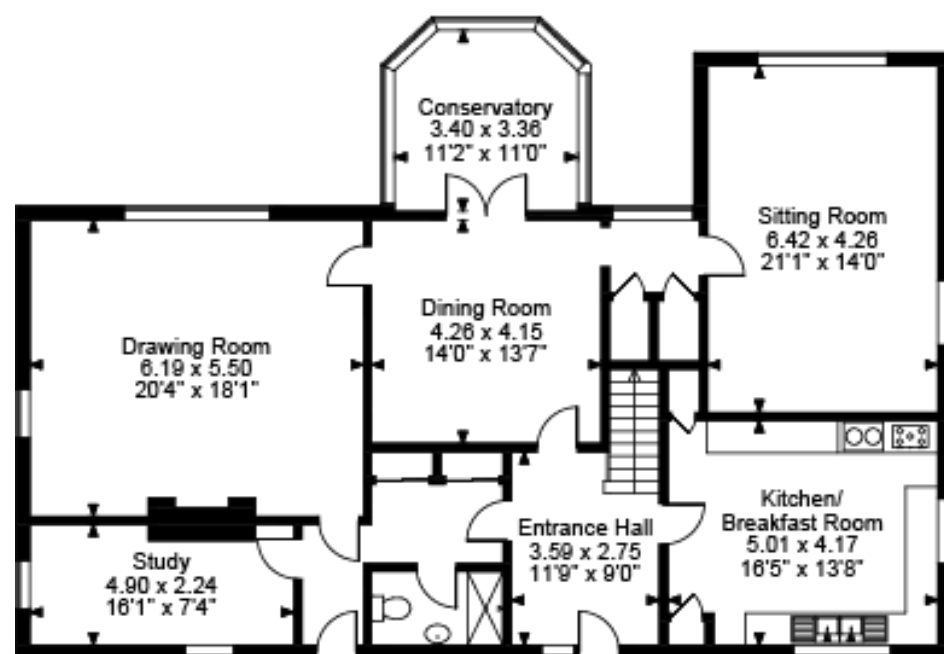
A double bedroom with two Velux windows with fitted blinds, built in storage wardrobe and further eave storage.

## EXTERNAL

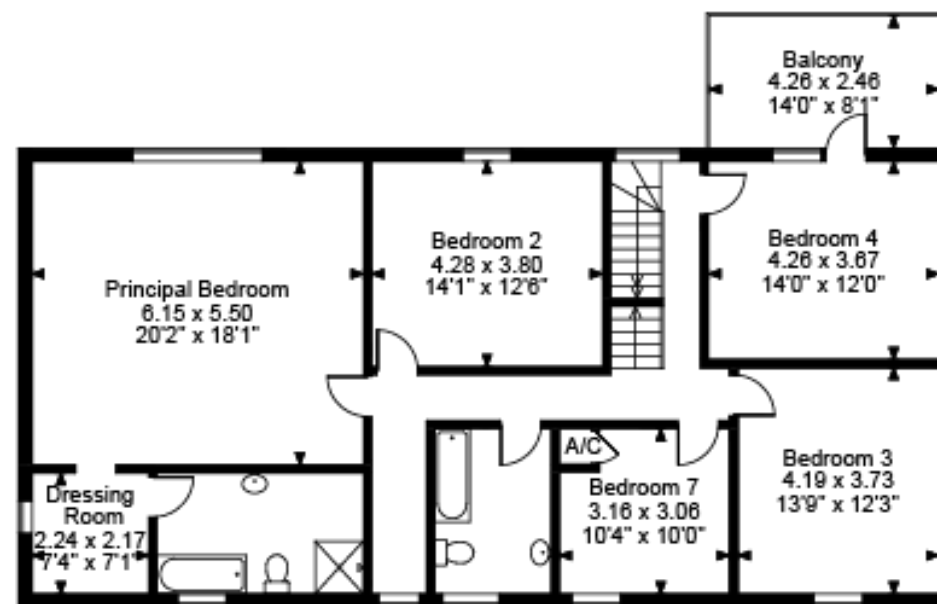
A wonderful feature of the home is the large plot that extends to a approximately 1.6 acres (STMS). A mixture of formal gardens and woodland allow for a fantastic lifestyle for those that are keen gardeners or just like to relax and take in the view. In addition, there is a detached double garage and a brick built outbuilding that combines a utility room and storage.



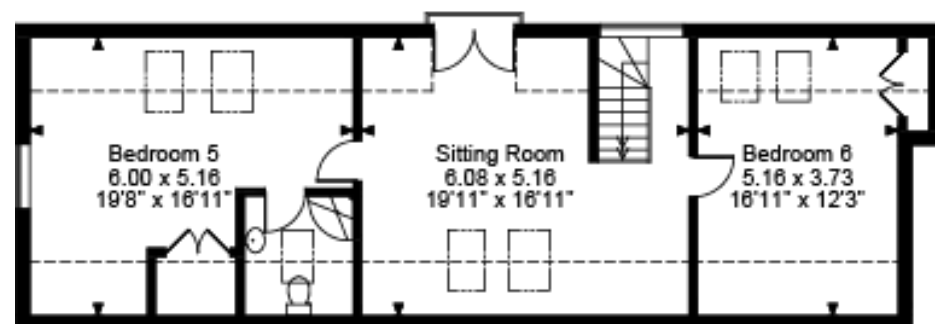
# Heatherlands House, Aldeburgh Road, Aldringham, Leiston, Suffolk



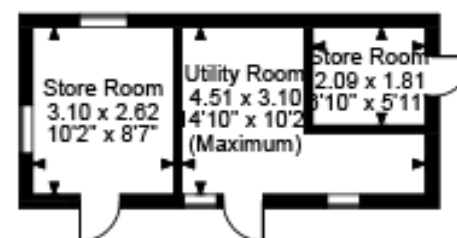
Ground Floor



First Floor



Second Floor



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ □ Denotes restricted head height

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A wonderful opportunity awaits the new custodian of this beautiful, detached family home built in a style of a red brick Suffolk farmhouse. The home offers gardens that extend to approximately 1.6 acres (STMS) and provide formal gardens and woodland offering access to the Hundred River. The sprawling accommodation is over three floors and is currently utilized as having four reception rooms, a conservatory overlooking the garden and seven bedrooms served by four bathrooms. The home has a fantastic blend of character and charm with a modern twist. In addition, there is parking, a detached double garage and brick-built outbuilding providing a utility area and extra storage.

EPC Rating: D  
Council Tax Band: G  
Tenure: Freehold

Viewing by appointment with our  
Select Consultant on

**01603 221797**

or email [select.norwich@sequencehome.co.uk](mailto:select.norwich@sequencehome.co.uk)

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