



## Leiston,

Guide Price £350,000

- Four Bedrooms
- Kitchen Diner with Utility Room
- Gas Central Heating
- Garage & Driveway
- En Suite, Bathroom & Cloakroom
- EPC - B
- Living Room & Dining Room
- Built in 2021

# Hodgson Avenue, Leiston

A beautifully presented modern four-bedroom detached family home, occupying an attractive position on the edge of Leiston. The property benefits from a garage, private driveway parking and well-proportioned accommodation throughout, making it an ideal family residence.



Council Tax Band: D



## Tenure

Freehold

## Outside

The rear garden is an attractive and private outdoor space, predominantly laid to patio and planted areas, creating an ideal setting for both relaxation and entertaining. A gate provides convenient access to the garage.

## Garage & Parking

The property benefits from a garage and private driveway, providing ample off-road parking.

## Entrance Hallway

A welcoming entrance hallway with doors leading to the living room, dining room and kitchen/diner. Stairs rise to the first-floor landing.

## Living Room

A spacious and comfortable reception room featuring a front-facing window overlooking the property's frontage. Finished with fitted carpet and a ceiling fan.

## Dining Room

A generous second reception room enjoying dual-aspect windows, allowing for an abundance of natural light and offering excellent flexibility for formal dining or family use.

## Kitchen Diner

A well-appointed kitchen fitted with a range of attractive wall and base units, incorporating a brand-new Indesit oven with gas hob and extractor hood above. The sink is positioned beneath a window overlooking the rear garden, while a water softener is installed on the external wall.

The dining area provides additional space for a breakfast table or informal seating area and benefits from patio doors opening directly onto the rear garden.

## Utility Room

Complementing the kitchen, the utility room offers additional fitted units and designated space for white goods. The gas-fired combination boiler is also located here, with a door providing direct access to the rear garden.

## Cloakroom

Comprising a low-level WC, wash hand basin and frosted window.

## First Floor Landing

Spacious landing with doors leading to all four bedrooms and the family bathroom. Features include a loft hatch and a useful storage cupboard.

## Principle Bedroom

A generously sized double bedroom with a window overlooking the rear garden and enjoying views across the neighbouring fields beyond.

## En-Suite Shower Room

A well-presented en-suite comprising a walk-in shower, low-level WC, wash hand basin and heated towel rail. Frosted window to the side aspect.

## Bedroom Two

A good-sized double bedroom with a window overlooking the front aspect.

## Bedroom Three

A further double bedroom benefitting from dual-aspect windows, including one that enjoys particularly attractive views across the surrounding fields.

## Bedroom Four

A single bedroom with a window overlooking the front aspect, ideal as a child's bedroom, home office or nursery.

## Family Bathroom

Fitted with a panelled bath, low-level WC, wash hand basin and heated towel rail.

## SERVICES

Mains Gas, Water, Electricity & Sewage

**Council Tax Band currently D**

## 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

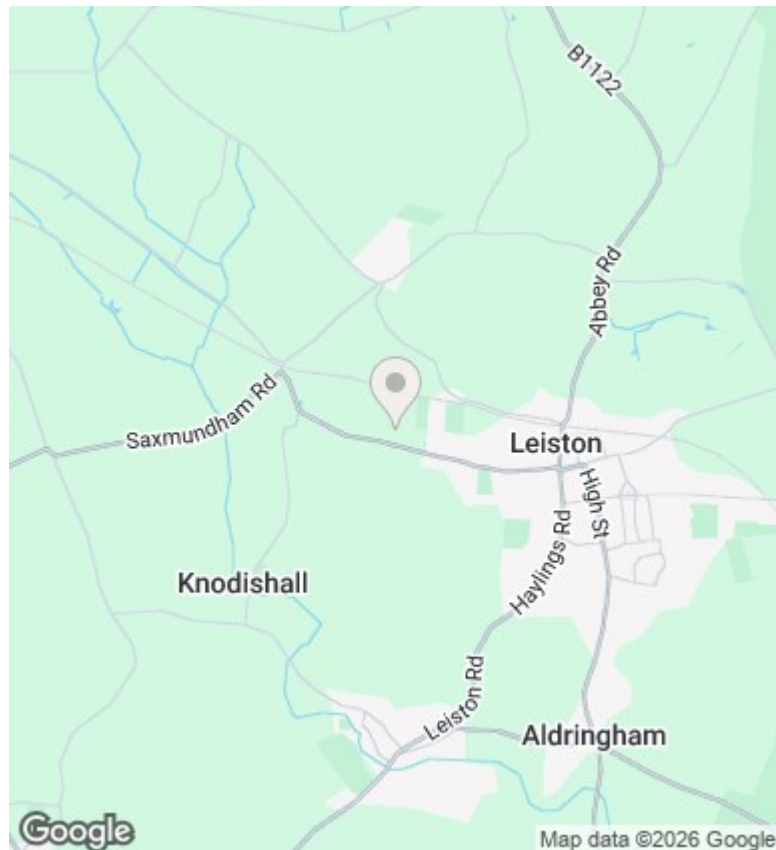
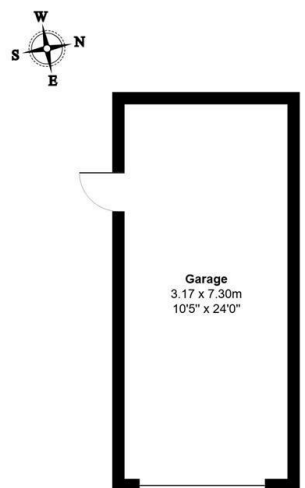
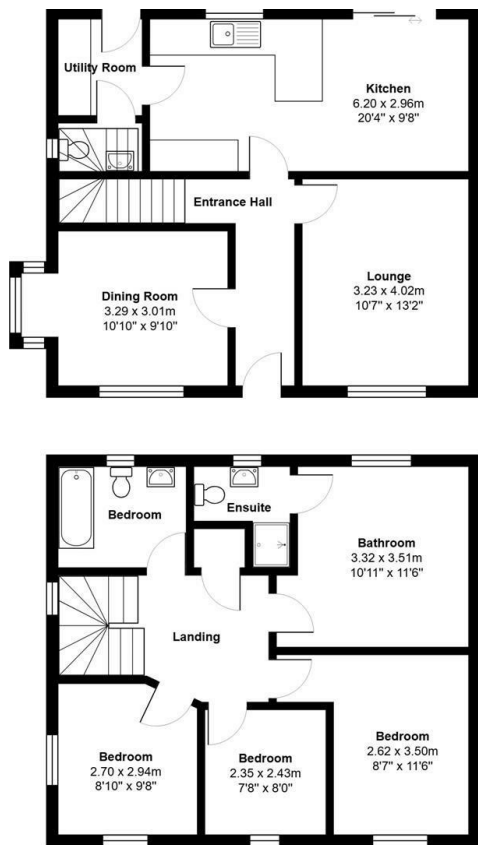
Vendor is happy to conduct viewings on Friday evenings. Please book through our office

## 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.







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>94</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)