



## Leiston,

Guide Price £495,000

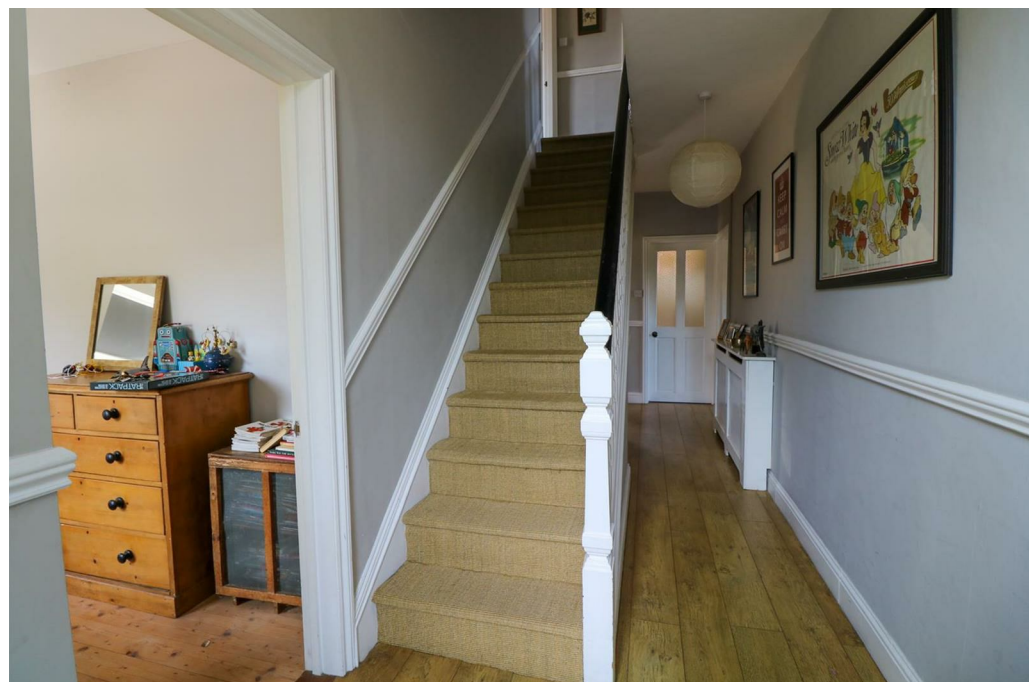
- Completed Chain
- Garage & Driveway
- 0.37 Acres (subject to measurement)
- Three / Four Bedrooms
- Immaculate Condition Throughout
- EPC - Awaiting
- Large Garden
- Open Plan Extension

# Abbey Road, Leiston

An Immaculately Presented 3/4 Bedroom Home within a large garden. 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: D



## Tenure

Freehold

## Outside

The property enjoys an attractive frontage with a generous driveway providing off-road parking for multiple vehicles. A side gate offers convenient access to additional parking and the garage.

The rear garden is a particular feature of the property, offering a large (0.37 Acres STM), private outdoor space divided into four distinct areas:

- A spacious patio, ideal for outdoor dining and entertaining.
- A well-maintained lawn with an outbuilding benefiting from electricity.
- An orchard area with mature trees and useful garden sheds.
- A productive vegetable garden with a gate providing direct access to the fields beyond.

## Entrance Hallway

A truly stunning entrance hall showcasing beautiful Victorian character features and an impressive staircase. Doors lead to the shower room, ground floor bedroom, living room and kitchen.

## Kitchen

A charming country-style kitchen fitted with attractive wooden base units & granite worktops, complemented by a Rangemaster cooker, integrated dishwasher and large fridge freezer.

The room also provides a delightful snug or dining area, featuring a bay window overlooking the front of the property and centred around an attractive fireplace.

## Open Plan Reception Room

A wonderful extension created by the current owners, this exceptional reception room is flooded with natural light from two windows, patio doors opening onto the garden and a striking vaulted ceiling with

skylight above.

Offering excellent versatility, the room can easily adapt to a variety of lifestyles, whether used for family living, dining or entertaining. There is also practical space for coats and white goods.

## Ground Floor Shower Room

Beautifully presented with modern fittings, comprising a walk-in shower, wash hand basin and WC.

## Living Room

A beautiful and inviting reception room featuring original wooden floorboards, a charming log burner and patio doors opening directly onto the rear garden.

## Ground Floor Bedroom

A generous double bedroom enjoying dual-aspect windows, creating a bright and airy feel.

## First Floor Landing

Spacious landing with doors leading to all first-floor bedrooms and the family bathroom. Loft access is provided via the hatch above.

## Bedroom One

A spacious double bedroom with built-in wardrobes and a side-facing window overlooking Abbey Road.

## Bedroom Two

A generous double bedroom with a useful wardrobe cupboard and a south-facing window allowing plenty of natural light.

## Bedroom Three

A well-proportioned bedroom with a window overlooking the front of the property.

## Family Bathroom

A stunning and spacious family bathroom fitted with a large bathtub,

wash hand basin and WC. A large window overlooks the rear garden, filling the room with natural light.

### Services

Oil Central Heating, Mains electricity, sewage & water

### Viewing

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

### Outgoings

Council Tax Currently D

### 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.





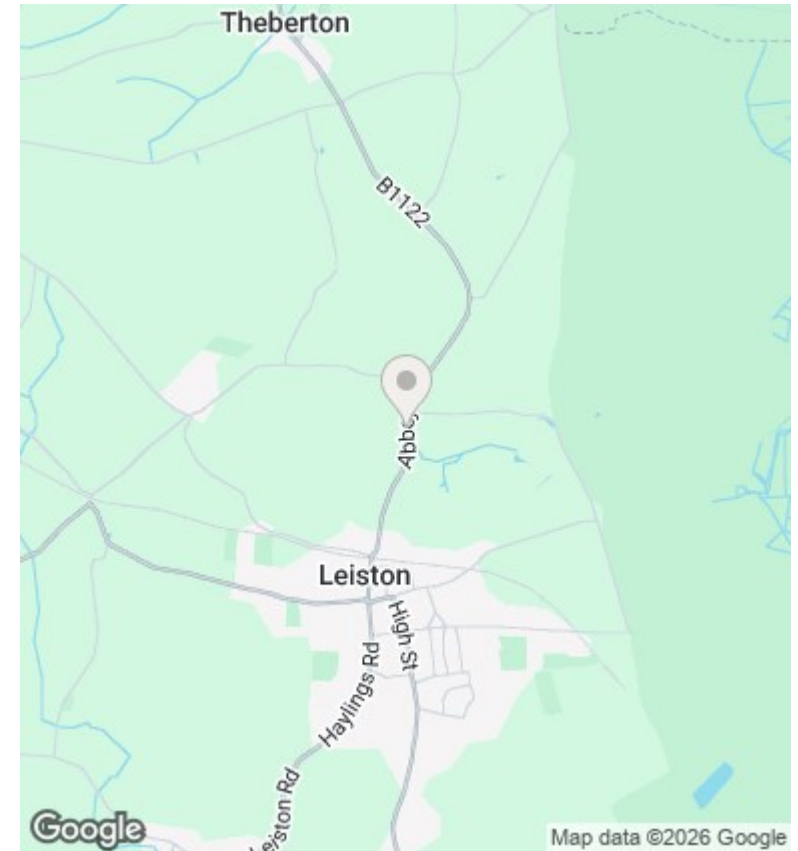
# AWAITING FLOOR PLAN

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to 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
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</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>		
Not energy efficient - higher running costs		
<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)