



## Leiston,

Guide Price £280,000

- No Onward Chain
- South Facing Garden
- Gas Central Heating
- Three Bedrooms
- Three Reception Rooms
- EPC - C
- Garage & Driveway
- Upstairs Bathroom

# Garrett Crescent, Leiston

A spacious three bedroom semi-detached house with garage, driveway and south facing 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: C



## Tenure

Freehold

## Outside

To the front of the property is an attractive approach featuring a brick-paved driveway providing off-road parking for multiple vehicles. The front garden is attractively pebbled and bordered with hedging, with access to the garage.

The rear garden is particularly impressive, being both spacious and south-facing. Immediately outside the property is a patio seating area accessed via the sliding doors, ideal for outdoor dining and entertaining. This leads onto a generous lawn that extends through the remainder of the garden, with a shed located at the far end.

## Garage

The garage is fitted with an electric door and benefits from power points and overhead lighting, offering excellent storage or workshop potential. It has internal door to entrance hallway.

## Entrance Hallway

Accessed via a double-door entrance through a double-glazed porch and a second internal door, this expertly wood-panelled and spacious hallway provides a welcoming first impression. Doors lead to the kitchen and reception rooms. There is a storage cupboard with hanging space as well as an additional understairs cupboard.

## Receptions Rooms

Originally configured as two separate rooms, this space has been thoughtfully opened to create an expansive and highly versatile reception area. The room comfortably accommodates both living and dining arrangements and can easily be reconfigured to suit a new owner's preferred layout. A feature fireplace provides a focal point, while sliding double-glazed doors lead directly onto the rear garden, allowing natural light to fill the space. A serving hatch connects conveniently to the kitchen, and radiators are positioned throughout the room.

## Kitchen

The kitchen is fitted with a range of units at both base and eye level, providing ample storage and preparation space. A sink is positioned beneath a double-glazed window overlooking the rear garden, creating a pleasant outlook while working in the kitchen. The room also benefits from a practical pantry cupboard.

## Additional Reception Room

Located just off the kitchen, this versatile room offers a wealth of possibilities and has served a variety of purposes over the years, including a bedroom, dining room and salon. It features double-glazed patio doors opening onto the rear garden, creating a bright and flexible living space. There is also a door leading to the hallway, providing access to a secondary front entrance as well as the internal door to the garage. Two radiators ensure comfort throughout the year.

## First Floor Landing

A spacious and light landing provides access to all bedrooms and the family bathroom. A frosted window to the side elevation allows natural light to enter while maintaining privacy. The loft hatch is also located here and houses the gas combination boiler.

## Bedroom One

A generously sized double bedroom featuring built-in wardrobes surrounding the bed space, including sliding mirrored wardrobe doors. A radiator is positioned beneath a double-glazed window overlooking the rear garden, providing a pleasant outlook.

## Bedroom Two

A well-proportioned double bedroom with a built-in wardrobe and radiator positioned beneath a double-glazed window overlooking the front elevation.

## Bedroom Three

A comfortable single bedroom with a radiator beneath a double-glazed window overlooking the front of the property, ideal as a bedroom, nursery or home office.

## Outgoings

Council Tax Band Currently C

## Bathroom

The bathroom is fully tiled and fitted with a bathtub, walk-in shower, basin and W/C. Built-in storage units provide additional practicality, while a radiator sits beneath a frosted double-glazed window. An extractor fan is also fitted.

## Services

Mains Gas, Water, Electricity & Sewage

## 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)

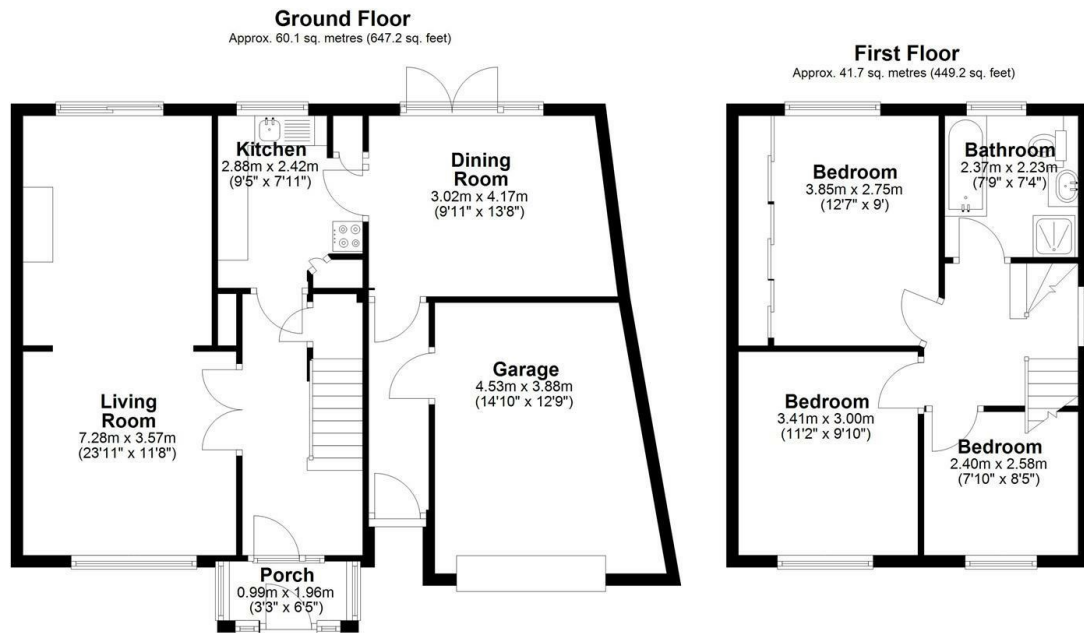
Tel: 01728 833785

## 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.







Total area: approx. 101.9 sq. metres (1096.4 sq. feet)



### 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>		<b>82</b>
(69-80) <b>C</b>	<b>75</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)