



Leiston,

Guide Price £750,000

- Contemporary Home of Outstanding Quality
- 2 Further Reception Rooms
- Stunning Private Gardens
- Open Plan Living/Dining Room
- Beautiful Principle Suite with Balcony
- Gas Central Heating and Double Glazing
- Large High Spec Kitchen with Appliances
- 3 Further Bedrooms and Family Bathroom
- EPC - awaiting

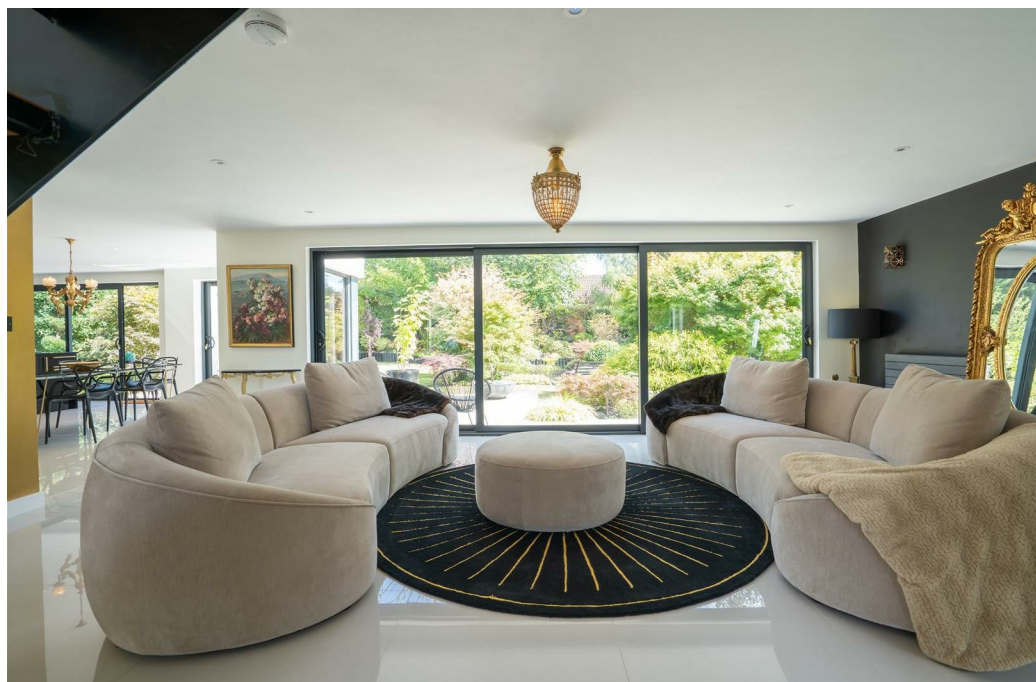
Haylings Grove, Leiston

A Unique and Exceptionally Refined Home.

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: E



DESCRIPTION

A Unique and Exceptionally Refined Home

A truly unique house of exceptional quality, this outstanding property has undergone a comprehensive programme of complete remodelling to create a remarkable contemporary home, set within gardens of an exceptional standard rarely seen.

Entrance and Living Space

The entrance hall is a striking introduction to the home, featuring double-height glazing which floods the space with natural light and provides a dramatic visual connection through to the principal reception areas and garden beyond. A steel and hardwood staircase rises to a first-floor gallery landing, overlooking the open-plan living space below.

The main living area is beautifully arranged to provide distinct yet flowing zones for seating, dining and kitchen use. Finished with polished porcelain flooring throughout, the space is enhanced by wide patio doors which open directly onto the paved rear terrace and gardens beyond, creating a seamless indoor-outdoor lifestyle.

A further reception room, currently used as a study, enjoys patio doors opening onto the terrace and garden, along with a large window overlooking the front garden, making it a versatile and peaceful additional living space.

Kitchen, Dining and Additional Reception Space

The elegant kitchen and dining room form the heart of the home and connect effortlessly with the garden through multiple sets of patio doors. The kitchen itself is a striking contemporary design, finished in a bold black aesthetic with polished stone work surfaces and a comprehensive range of integrated appliances.

A large central island incorporates a sink unit, dishwasher and induction hob, with a flush ceiling extractor above. Additional appliances include full-height fridge and freezer, washing machine, tumble dryer, dishwasher and electric oven,

providing a fully equipped and highly functional culinary space.

Adjoining the kitchen is a delightful sitting room, a particularly calm and relaxing space overlooking the front garden. This room links back to the hallway, where a shower room is conveniently located, allowing this space to function as a ground floor bedroom if required.

First Floor Accommodation

On the first floor, the principal bedroom suite is a spectacular feature of the home. With a vaulted ceiling and floor-to-ceiling windows, the room enjoys superb views over the gardens, with patio doors opening onto a private first-floor terrace.

The suite includes a range of fitted bedroom furniture and a spacious, elegant en suite bathroom comprising a freestanding double-ended bath, large shower, washbasin and WC.

There are three further double bedrooms, all positioned to the rear of the property and enjoying views over the gardens. These are served by a spacious family bathroom fitted with a shower bath, washbasin and WC.

Gardens and Grounds

The gardens are truly magnificent and represent one of the most outstanding features of the property. Beautifully landscaped and meticulously maintained, they include a rich variety of specimen trees, shrubs and mature planting, interspersed with lawns, borders and a charming pond.

To the front, a shingle driveway provides ample off-road parking and leads to the entrance pathway, which is bordered by lawns and specimen trees, creating an attractive and welcoming approach.

To the rear, a wide paved terrace extends across the full width of the property, providing an ideal space for outdoor entertaining and relaxation. This leads onto the extensive rear gardens, which include areas of shingle, lawn, pond and richly planted borders, with a series of thoughtfully positioned seating areas designed

to enjoy the garden from different aspects throughout the day.

A substantial timber garden store and workshop provides excellent storage and practical workspace, further enhancing the functionality of this exceptional outdoor setting.

TENURE

Freehold

OUTGOINGS

Council Tax Band Currently E

SERVICES

Mains gas, electricity, water and drainage.

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 Ref: 21184/RDB.

FIXTURES AND 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.

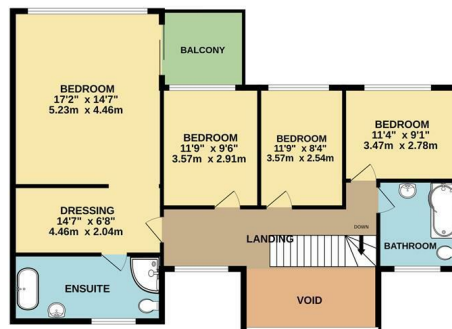




GROUND FLOOR
1313 sq.ft. (122.0 sq.m.) approx.



1ST FLOOR
1042 sq.ft. (96.8 sq.m.) approx.



TOTAL FLOOR AREA: 2355 sq.ft. (218.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

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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		
England & Wales	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