



## Leiston,

Guide Price £260,000

- No Onward Chain
- Three Bedrooms
- Upstairs Bathroom
- Garage & Driveway
- Large Extended Reception Room
- Front & Back Garden
- A Much Cared for Family Home
- EPC - Awaiting

# Garrett Crescent, Leiston

A well-maintained and generously proportioned three-bedroom semi-detached family home, offering a driveway, garage, and excellent potential for further enhancement. 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

### Entrance Hallway

A welcoming and spacious entrance hall with radiator and useful under-stairs storage cupboard. Doors provide access to the kitchen and reception rooms. The hallway is of sufficient size to potentially accommodate a downstairs cloakroom, subject to the necessary consents.

### Kitchen

Fitted with a range of base and eye-level units, incorporating an oven, sink, and space for a washing machine. The gas boiler is neatly housed in the corner. Additional storage is provided by an airing cupboard. The kitchen benefits from a radiator, two double-glazed windows, and a door leading directly to the garden and garage.

### Reception Rooms

The property has been extended to create a substantial and versatile reception space, currently arranged as a living area and dining area. This bright and airy space benefits from two large double-glazed windows overlooking the front and rear gardens, as well as double-glazed patio doors opening onto the garden. Each area has its own radiator, making it ideal for family living and entertaining.

### First Floor Landing

With doors leading to all bedrooms and the bathroom, a loft hatch, and a double-glazed window to the front elevation providing ample natural light.

### Bedroom One

A spacious double bedroom overlooking the rear garden, featuring a large double-glazed window, radiator, and an alcove with potential for built-in wardrobes.

### Bedroom Two

Another well-proportioned double bedroom with a large double-glazed window overlooking the garden and a radiator beneath.

### Bedroom Three

A single bedroom with a double-glazed window to the front elevation and radiator.

### Bathroom

Comprising a bath with tiled surround, wash basin, and WC. The room also features a heated towel rail, electric heater, and a frosted double-glazed window.

### Outside

To the rear is a good-sized, square garden offering plenty of potential, currently laid to lawn with a shed. The property also benefits from a driveway providing parking for at least three vehicles, leading to a single garage. The front garden is lawned, with several neighbouring properties having converted similar spaces into additional off-street parking.

### SERVICES

Mains Gas, Electricity, Water & 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)

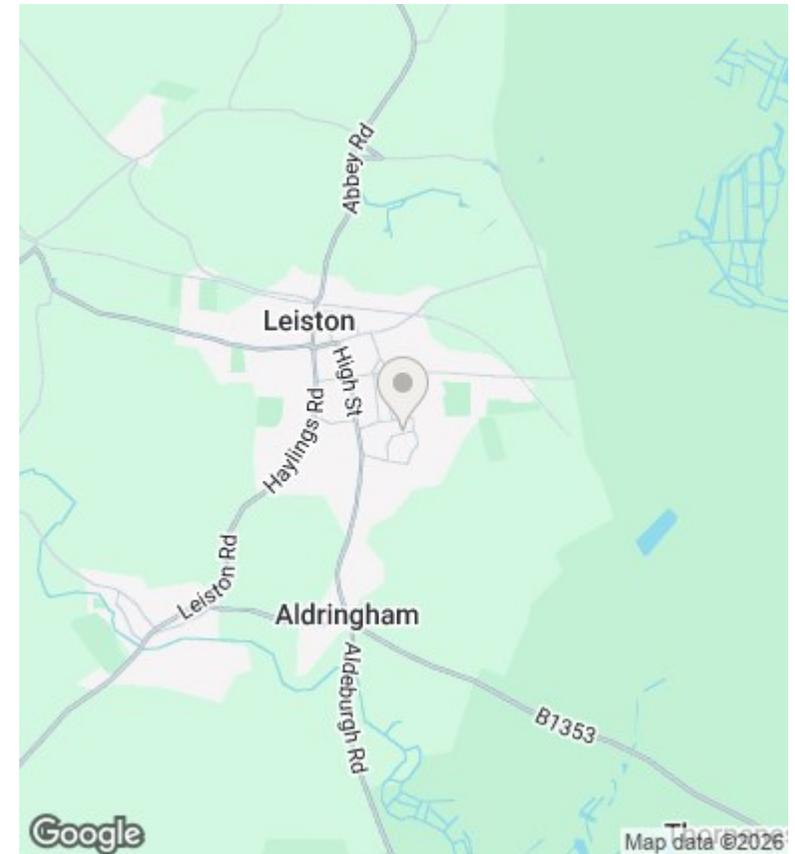
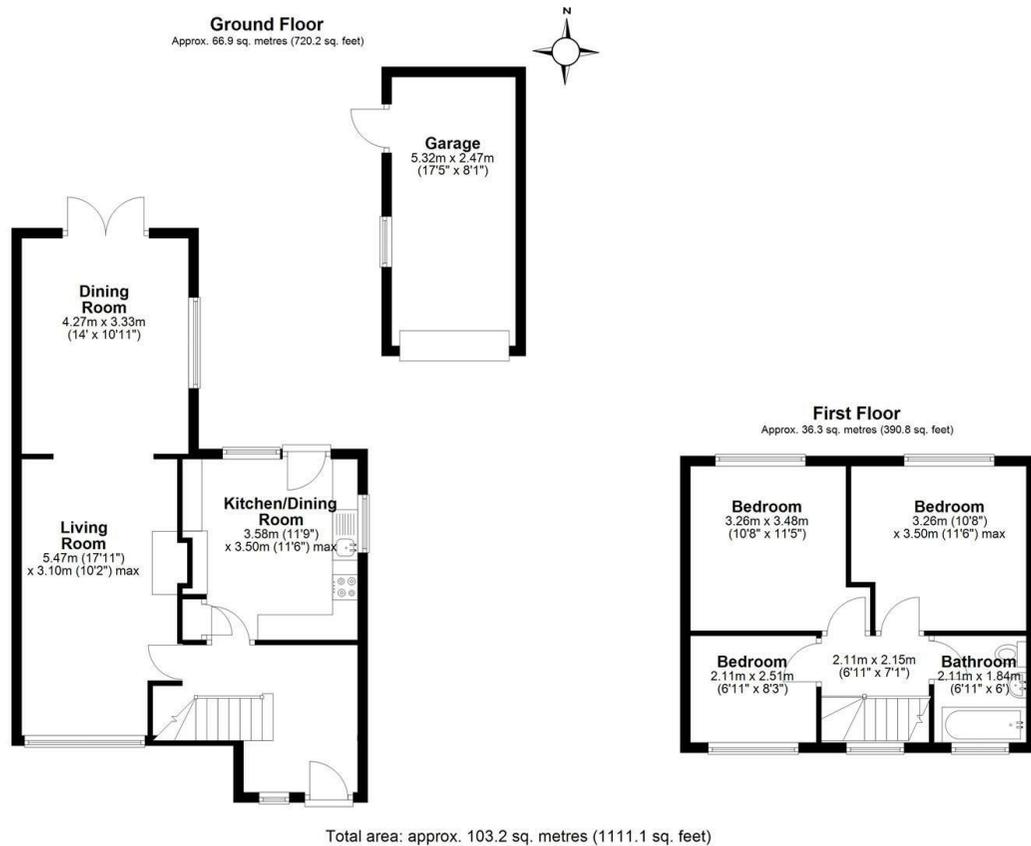
Tel: 01728 833785

## 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.







### Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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)