Flick & Son
Coast and Country

Leiston, Suffolk

Guide Price £265,000

- Three Bedrooms
- Landscaped Gardens
- Walking Distance to High Street & Schools
- Garage & Driveway
- Exceptional Presentation
- EPC - C
- Excellent location
- Gas Central Heating & Double Glazing

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

enquiries@flickandson.co.uk
www.flickandson.co.uk

Red House Lane, Leiston

A well-presented, three-bedroom semi-detached chalet with stunning garden and garage with driveway set upon a much sought after road. 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.

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Council Tax Band: B

Tenure
Freehold

Overview
A well-presented, three-bedroom semi-detached chalet with stunning garden and garage with driveway. It is set upon a much sought after road as it is a short walk to the school & leisure centre, whilst being in walking distance of the High Street & even the coast ! It is a well loved home, that feels warm and homely throughout. It is well maintained and cared for, as shown by the beautiful frontage. The property presents an excellent opportunity for families or investors alike, with further potential to extend or enhance, subject to the usual planning consents.

Downstairs Accomodation
The property is entered via a glazed front door leading into a fully enclosed entrance hallway, featuring a tiled floor, polycarbonate roof, and windows to both the front and rear. From here, a glazed door opens directly onto the rear garden, while an internal door provides access to the integral garage. The garage is fitted with an up-and-over door and benefits from power and lighting, making it ideal for storage, workshop use, or possible conversion (subject to planning).
A further glazed door leads into the inner hallway, where stairs rise to the first-floor accommodation. The hallway provides access to a well-appointed kitchen, fitted with a range of Shaker-style base and wall units with roll-edge worktops and tiled splashbacks. Integrated appliances include a gas oven with hobs and tall fridge-freezer, alongside space for a washing machine and tumble dryer. A wall-mounted gas combination boiler is neatly positioned, while a window overlooks the rear garden. Additional storage is provided by built-in understairs cupboards, and the room is heated by a radiator.
Also on the ground floor is a contemporary shower room, comprising a corner shower cubicle with mixer shower and modern wall panels, wash basin with vanity storage, tiled splashbacks, heated towel rail, and a rear-facing window. A separate cloakroom is fitted with a low-level WC and side window.
The sitting room is a bright and inviting space, enjoying a large front-facing window and radiator, offering a comfortable setting for everyday living or entertaining.

First Floor Accomodation
The landing provides access to the loft via hatch and leads to three well-sized bedrooms. The principal bedroom is a generous double with a large front-facing window and radiator. The second bedroom benefits from windows to both the side and rear, creating a light and airy feel. The third bedroom, with a rear-facing window, is ideal as a child’s room, home office, or guest bedroom.

Outside
Externally, the property enjoys beautifully maintained front and rear gardens. The front garden is attractively landscaped with lawn, established hedging, and planted borders, while a driveway provides off-road parking for two vehicles behind low-level fencing and leads to the garage. The enclosed rear garden is particularly private and well cared for, mainly laid to lawn with mature shrubs and flowering borders, offering a peaceful, non-overlooked outdoor retreat.

Council Tax
Currently Band B

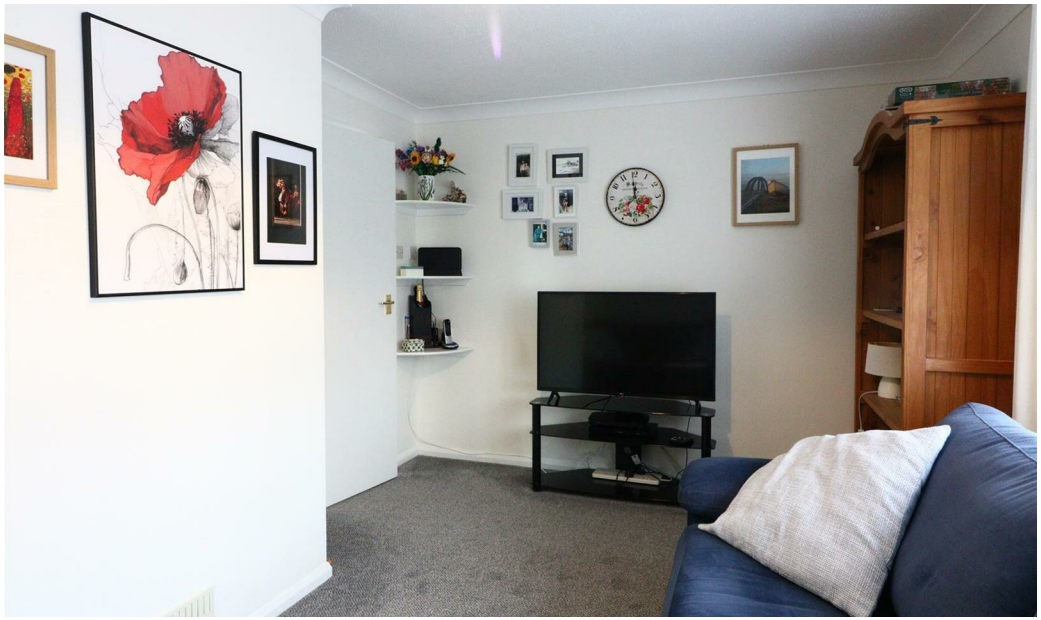
SERVICES
Mains Gas, Electricity, Drainage & Water

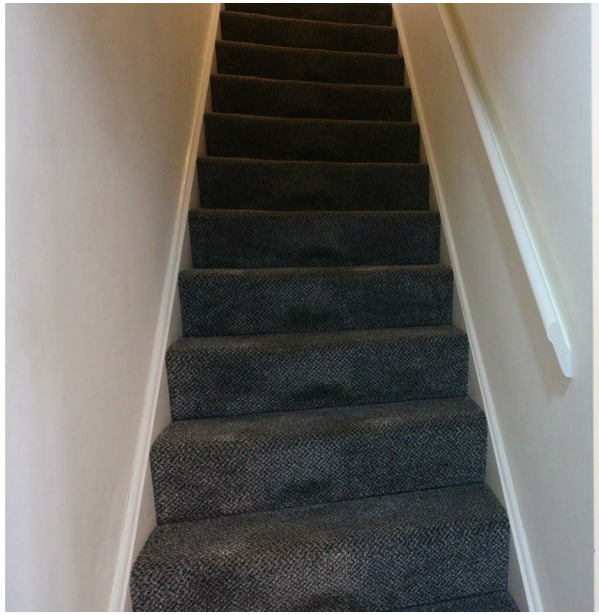
Viewing Arrangements

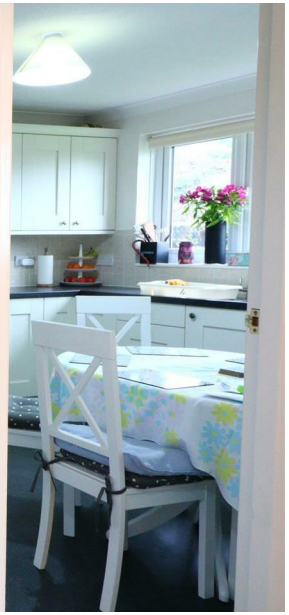
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.
Email: leiston@flickandson.co.uk
Tel: 01728 833785

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.







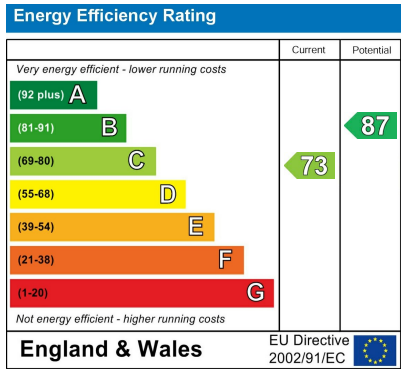
Total Area: 103.2 m² ... 1111 ft²

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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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