



## Leiston,

Offers In The Region Of £425,000

- Five Bedrooms
- Off Road Parking
- Gas Central Heating
- Bathroom & En Suite
- Large Garden
- EPC - C
- Kitchen & Utility Room
- Log Burner

# Waterloo Avenue, Leiston

A spacious Edwardian semi-detached house located in the popular town of Leiston. 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



## Overview

Set in the heart of Leiston, this impressive double-bay fronted five-bedroom semi-detached home dates back to the early 1900s and offers far more space than first meets the eye. Beautifully maintained throughout, it provides flexible living options ideal for families or those needing multi-generational accommodation.

The property enjoys a generous rear garden, a garage (for storage) with additional off-road parking, and the benefits of double glazing and gas central heating. Inside, the layout flows from an entrance porch into a welcoming hallway, leading to a bright sitting room with a striking bay window, a separate dining room, and a well-equipped kitchen with adjoining utility area. A conservatory overlooks the garden, and a convenient ground-floor bedroom with en suite adds valuable versatility.

Upstairs, four further bedrooms are complemented by a modernised family bathroom. Early viewing is strongly advised to fully appreciate the space, condition, and charm this character home has to offer.

## Property Description

To the front of the property, a recently laid driveway provides convenient off-road parking, with a paved path leading up to the double-glazed entrance door. Stepping inside, the lobby showcases attractive original tiling, and this opens into a welcoming hallway with laminate flooring, period detailing, and handy storage beneath the stairs.

At the front of the home, the sitting room offers a bright and comfortable space, enhanced by a bay window, twin radiators, and

a feature fireplace. The kitchen sits centrally and is fitted with matching units, ample worktop space, tiled splashbacks, and integrated cooking appliances. It flows directly into a practical utility area that provides extra workspace, room for further appliances, and houses the boiler and water softener.

To the rear, a generous dining room creates an ideal family space, complete with a wood-burning stove installed by the current owner. From here, a conservatory opens onto the patio, allowing lovely views of the garden. A ground-floor bedroom is also positioned at the back of the home and benefits from its own modern wet room, offering excellent flexibility for guests or multigenerational living.

Upstairs, the landing leads to three well-proportioned bedrooms, including a particularly spacious front bedroom with a feature bay window and fitted wardrobes. A modern family bathroom, finished with a fresh three-piece suite and contemporary wall and floor coverings, completes the first-floor accommodation.

The rear garden is a real highlight — a mature, well-tended space featuring a broad patio area, established planting, and extensive lawn. A garage with an up-and-over door sits within the plot, alongside a selection of useful outbuildings including a summerhouse, workshop, shed, greenhouse, and wood store, all of which will remain. Outside lighting, power, and a tap add further practicality.

## 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)

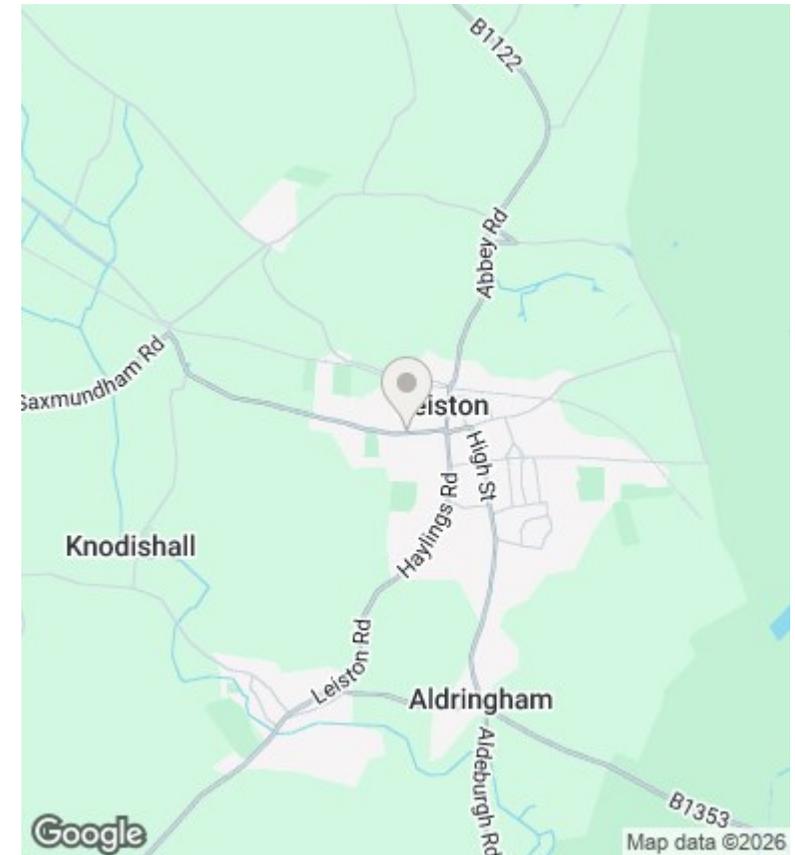
Tel: 01728 833785

## 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)	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			
<b>England &amp; Wales</b>		69	78
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)