



**Hamilton Smith**

ESTABLISHED | INDEPENDENT | EFFECTIVE



## 56 Central Road, Leiston

£250,000 Freehold

- 3 Bedroom Mid terrace
- 2 Reception rooms
- Gas central heating
- Double glazing
- No chain
- Parking at the rear
- Lovely garden
- Spacious garden
- Paved patio area
- Detached garage
- Off-road parking
- Modern kitchen units
- Integrated appliances
- Fireplace (feature in living area)
- Built-in wardrobe
- Ample natural light
- Neutral decor throughout

A well-presented and versatile three-bedroom mid-terrace house, situated in the popular Suffolk town of Leiston. Offered in very good order throughout, the property provides flexible accommodation ideally suited to a young couple, family, or as an investment opportunity.

The property is accessed via a uPVC front door into a spacious entrance hall featuring wood-effect flooring, two radiators, stairs rising to the first floor, and a useful understairs storage cupboard. From here, the sitting room is positioned to the front of the property, offering a comfortable living space with a large window, fitted carpet, and double glazed doors opening into the dining room.

The dining room enjoys a pleasant outlook over the rear garden and features a built-in cupboard, coved ceiling, and a feature fireplace, creating an ideal space for both everyday dining and entertaining. A further door leads to a useful walk-in storage room, which could also serve as a small study or home office, with a window to the rear and radiator.

The kitchen is fitted with a range of base and wall units with roll-edge worktops and an inset enamel sink unit, with space for appliances including a washing machine, fridge, and oven with extractor hood over. Additional features include a tiled floor, inset spotlights, a wall-mounted Ideal gas boiler, and a door providing direct access to the rear garden. The ground floor bathroom is fitted with a white suite comprising a panel bath with shower over, low-level WC, and pedestal wash hand basin, complemented by tiled flooring, a towel radiator, convector radiator, and two windows providing natural light.

On the first floor, the landing provides access to the loft space and all bedrooms. There are three well-proportioned bedrooms, including a generous principal bedroom to the front with a built-in wardrobe, and two further bedrooms to the rear, all with fitted carpet and radiators.



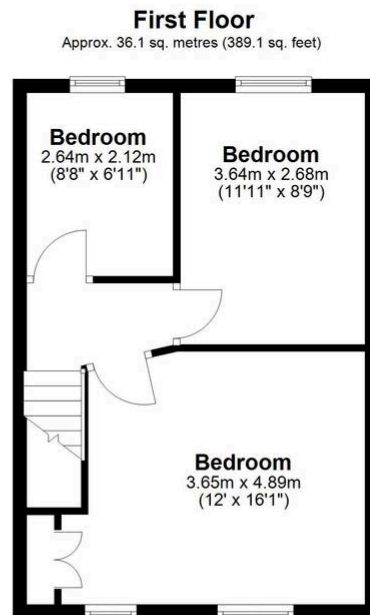
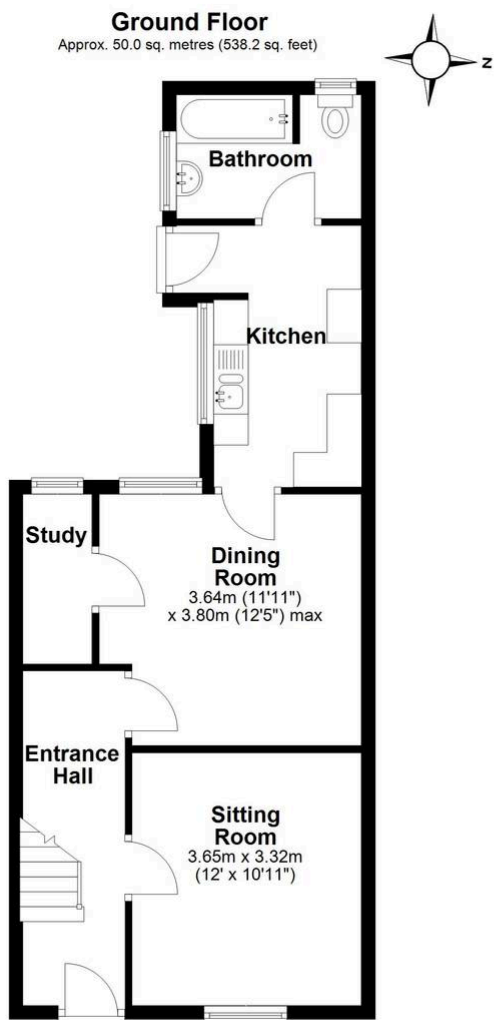
Outside, the property benefits from a small enclosed front garden with a pathway leading to the entrance. The rear garden is of a good size and features a patio seating area, lawn, and is enclosed by timber fencing. There is a right of access for neighbouring properties, along with a large timber shed. At the end of the garden, there is the added benefit of off-road parking.

Leiston is a well-served and increasingly popular town offering a range of amenities including supermarkets, independent shops, cafés, schools, and a leisure centre. The town is ideally located for access to the Suffolk Heritage Coast, with Aldeburgh and Thorpeness just a short drive away. The nearby Sizewell C development is also bringing significant investment and employment opportunities to the area, further enhancing its appeal for both homeowners and investors.

This is an excellent opportunity to acquire a well-maintained home in a convenient location with flexible living space and strong long-term appeal.







Total area: approx. 86.2 sq. metres (927.3 sq. feet)

You can include any text here. The text can be modified upon generating your brochure.