Flick & Son
Coast and Country

# Leiston, Suffolk

## Guide Price £315,000

- Extended Semi Detached family Home
- Ideal Family Home Close to Town Centre
- Ensuite Shower Room and Family Bathroom
- Gas Central Heating and Double Glazing
- Spacious Kitchen/Dining Room
- Off Road Parking for 2/3 Vehicles
- 3/4 Bedrooms
- Large Utility Room and Claokroom
- EPC - C

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

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# South Close, Leiston

Extended semi-detached family home close to the centre of the popular town of Leiston lies which 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

## DESCRIPTION

Occupying a generous plot in one of Leiston's established residential areas, this beautifully presented semi-detached family home has been thoughtfully extended to provide spacious and versatile accommodation extending to four generous double bedrooms. Lovingly cared for by the current owners for over 21 years, the property combines modern comforts with flexible living spaces, making it an ideal family home or an equally attractive investment opportunity.

The heart of the home is undoubtedly the impressive 18ft kitchen/breakfast room, stylishly refitted in 2021 with contemporary cabinetry, quality work surfaces and excellent preparation space, creating a superb setting for everyday family life and entertaining alike. The adjoining large utility room offers extensive additional storage and practicality, while the dual-aspect sitting room enjoys an abundance of natural light with French doors opening directly onto the private rear garden, seamlessly blending indoor and outdoor living.

The versatile ground floor also benefits from a spacious fourth double bedroom, equally suited as a home office, playroom or additional reception room, together with a stylish cloakroom and welcoming entrance hall. Upstairs, three further well-proportioned bedrooms are served by a modern family bathroom, with the principal bedroom enjoying the added luxury of an en-suite shower room. The property further benefits from gas-fired central heating, double glazing throughout and a boarded loft with fitted ladder providing excellent additional storage.

Outside, the attractive front garden is enclosed by traditional picket fencing and planted with colourful lavender borders, whilst a generous shingle driveway provides off-road parking for three vehicles. To the rear, the enclosed garden offers a private and peaceful retreat, being predominantly laid to lawn with two patio seating areas ideal for al fresco dining and entertaining, together with outside lighting, power and water.

## TENURE

Freehold

## SERVICES

Mains gas, electricity, water and drainage

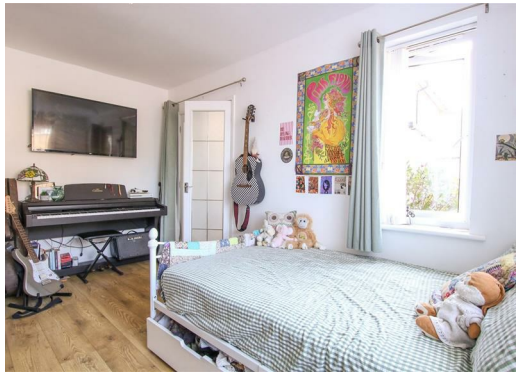
## VIEWING ARRANGEMENTS

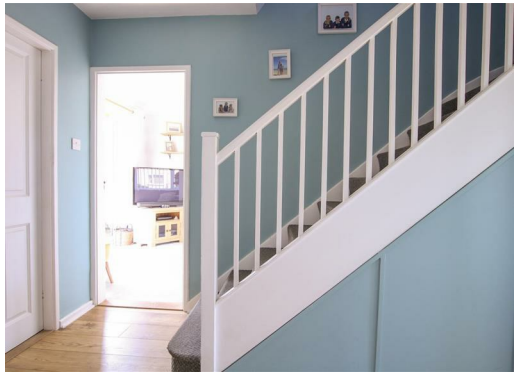
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 21101/RDB.

## 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

LAUNDRY





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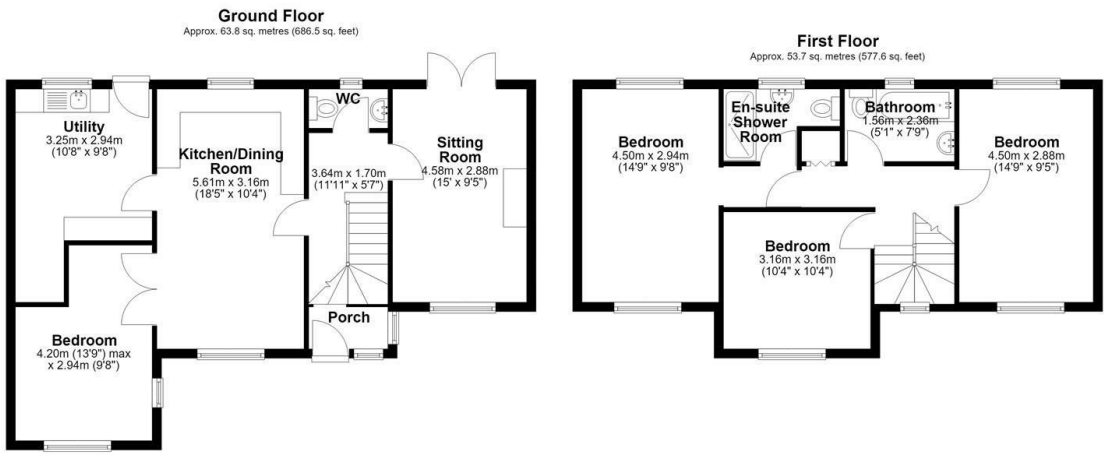
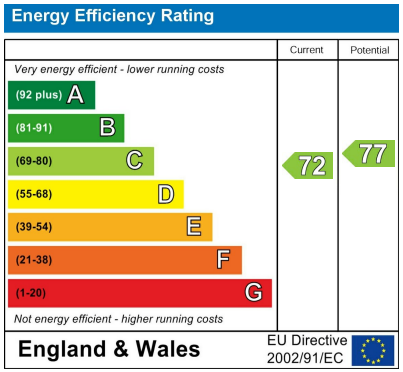



Total area: approx. 117.4 sq. metres (1264.1 sq. feet)




## 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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