



Leiston, Guide Price £250,000

- Spacious three bedroom family home
- Driveway providing off-road parking for up to four vehicles
- Large conservatory providing additional living space
- Large rear garden with multiple patio areas, perfect for relaxing and outdoor dining.
- Modern fitted kitchen with integrated appliances
- Single garage with power, lighting and its own consumer unit
- EPC Awaiting
- West-facing rear garden ideal for outdoor entertaining
- Convenient layout with excellent natural light throughout
- Contemporary family bathroom with shower over bath

Sylvester Road, 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



TENURE

Freehold

Outgoings

Council Tax Band Currently C

Entrance Hallway

Upon entering the property, you are welcomed by a bright and airy entrance hallway. A staircase directly ahead leads to the first floor, while a door to the right provides access to the living room.

Kitchen

The property features a spacious and modern kitchen fitted with a NEFF hob and extractor fan, along with an integrated AEG oven. Additional integrated appliances include a fridge freezer and washing machine. The kitchen also benefits from an excellent range of cupboard and storage space.

Living/Dining Room

The well-proportioned living room enjoys plenty of natural light from a large double-glazed window overlooking the front garden. This space flows through to a generously sized dining room, which is separate from the kitchen and ideal for entertaining. Double doors open into an impressive conservatory.

Conservatory

A fantastic sized conservatory provides additional living space and a great area to relax or entertain. A sliding door to the side leads to a passageway alongside the driveway, while double sliding doors at the rear open out onto the large rear garden.

Master Bedroom

A well-proportioned double bedroom with a large double-glazed window overlooking the rear garden.

Bedroom Two

Another generously sized double bedroom with a large double-glazed window overlooking the front garden. This room also benefits from a boiler cupboard housing a Vaillant boiler, with additional storage space below.

Bedroom Three

A good-sized single bedroom with a double-glazed window overlooking the front garden.

Bathroom

The modern family bathroom features ceiling spotlights and includes a bath with shower over, built-in vanity units with sink above, and WC. Additional features include a radiator and a double frosted-glass window allowing for natural light while maintaining privacy.

Outside

To the rear of the property is a fantastic west-facing garden, offering excellent outdoor space and enjoying afternoon and evening sunshine. A patio area directly outside the conservatory provides the perfect spot for outdoor dining, with an additional patio area located at the bottom of the garden.

To the front, the property benefits from a well-maintained garden and a paved driveway providing off-road parking for up to four vehicles.

Garage

The property also includes a single garage with power and lighting, which benefits from its own consumer unit.





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		
England & Wales	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