



## Leiston,

Guide Price £400,000

- No Onward Chain
- Five Bedrooms
- Kitchen Diner & Utility Room
- Garage & Driveway
- En Suite, Bathroom & Cloakroom
- Additional Reception Room
- Gas Central Heating
- EPC - B

# Hodgson Avenue, 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: E



## **Tenure**

Freehold

## **Entrance Hallway**

Front door opens into a welcoming hallway filled with natural light. Stairs rise to the first floor, and a door leads to the ground-floor cloakroom.

## **Living Room**

A spacious and comfortable reception room with a front aspect window that brings in plenty of daylight. Neutral décor and a generous footprint make it easy to furnish, while two radiators ensure year-round warmth.

## **Kitchen Diner**

This impressive open-plan space is designed for modern living. The kitchen is fitted with a wide range of units, rolled-edge worktops, matching upstands, a stainless steel double drainer sink, electric oven, gas hob, and integrated fridge/freezer and dishwasher. The dining and family area enjoys two windows plus double doors opening directly to the rear garden, creating a bright and sociable environment. Two radiators serve the space, keeping it comfortable throughout the seasons.

## **Utility Room**

Located off the kitchen, the utility room provides additional storage and laundry facilities. It includes matching cabinetry, work surfaces, an integrated washing machine, and space for an extra appliance. The wall-mounted gas boiler is housed here, and a rear door offers easy access to the garden.

## **Additional Reception Room**

A flexible front-facing room ideal as a home office, playroom, or snug, complete with radiator and window to the front.

## **Cloakroom**

Conveniently positioned on the ground floor, the cloakroom includes a WC, pedestal basin with tiled splashback, radiator, and extractor fan.

## **First Floor Landing**

A spacious landing gives access to all five bedrooms and the family bathroom. There is a loft hatch for extra storage and a useful built-in cupboard.

## **Bedroom One**

A generous front-facing double bedroom with a fitted wardrobe featuring sliding doors. A radiator provides warmth, and the room benefits from its own en-suite shower room.

## **En Suite**

The en-suite includes a corner shower with mixer unit, WC, pedestal basin, contemporary tiling, radiator, and a front-facing window for natural light and ventilation.

## **Bedroom Two**

Another well-sized double bedroom with a front aspect window and neutral décor, offering plenty of space for furniture.

## **Bedroom Three**

A bright rear-facing bedroom overlooking the garden. Suitable as a double or spacious single, with radiator and ample room for furnishings.

## **Bedroom Four**

A rear-facing room with a pleasant garden outlook. Ideal as a bedroom, home office, or hobby space, with radiator and versatile proportions.

## **Bedroom Five**

A neatly arranged single bedroom with rear aspect window, perfect for a child's room, nursery, or study.

## **Bathroom**

The family bathroom features a panelled bath with electric shower over, WC, pedestal basin, partial wall tiling, radiator, and a side window for light and ventilation.

## **Outside**

The fully enclosed rear garden offers a private outdoor space with two decked seating areas, a lawn, and a patio-style walkway. Mature bamboo adds greenery and privacy. A personal door leads into the large single garage, which includes storage space, an electric charging point, and access to the driveway. Two dedicated parking spaces sit in front of the garage.

## **Outgoings**

Council Tax Band Currently E. Estate Charge TBC.



## Overview

This modern five-bedroom detached home offers generous space, contemporary styling, and a layout perfectly suited to family living. Set within a popular modern development, the property is arranged over two floors, with all bedrooms located upstairs for a practical and family-friendly flow. The ground floor features a bright entrance hall, a comfortable living room, and a large open-plan kitchen/dining/family space that forms the heart of the home. Throughout, the property is finished with modern fittings, gas central heating, and double glazing. Outside, a private rear garden, decked seating areas, a sizeable single garage, and driveway parking for two vehicles complete the offering.

## Services

Mains gas, electricity, water and drainage are connected.

## 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.

## Viewing

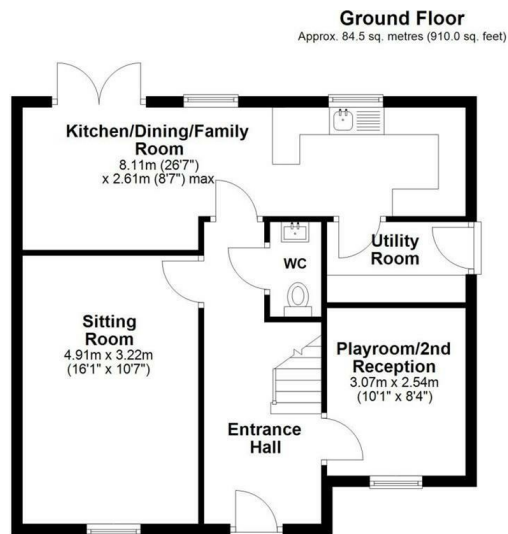
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk)

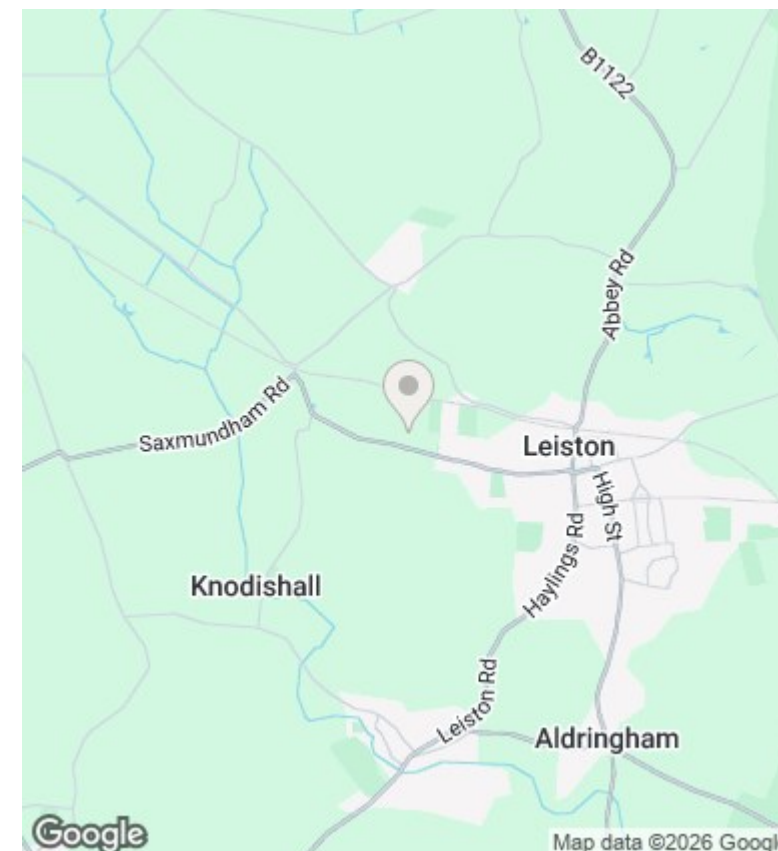
Tel: 01728 833785







Total area: approx. 148.7 sq. metres (1601.0 sq. feet)

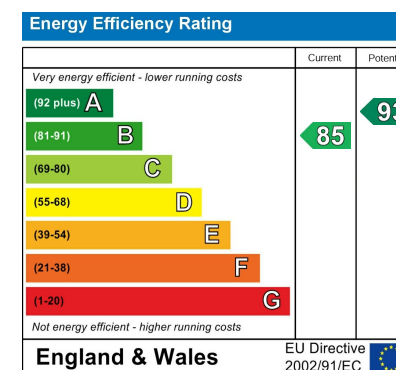


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)