



Leiston,

Guide Price £375,000

- Three Bedrooms
- Large Outbuilding
- En Suite, Cloakroom & Upstairs Bathroom
- Large Driveway
- Immaculate Condition
- EPC - D
- Beautiful Rear Garden
- Log Burner & Gas Central Heating

Waterloo Avenue, Leiston

An exceptional three-bedroom semi-detached home, thoughtfully extended and finished to a superb standard throughout. The house features a striking open-plan kitchen and dining space, a separate utility room, a beautifully landscaped garden, a substantial outbuilding, and generous off-road parking. 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:



Tenure

Freehold

Entrance Hallway

A bright entrance hall with front door and side window, staircase to the first floor, under-stairs storage, a large built-in cupboard & radiator

Living Room

A welcoming dual-aspect room with front window and rear patio doors. Features a multi-fuel stove and radiator.

Kitchen Diner

A superb open-plan space with windows to the front and side. Fitted units, quartz worktops, double-drain sink, tiled splashbacks, integrated fridge, freezer and dishwasher, and space for a range cooker. Radiator and kick-board LED lighting.

Utility Room

Rear glazed door, side window, tiled flooring, space for washing machine and tumble dryer, radiator.

Cloakroom

WC, basin with storage below, radiator, rear window and extractor fan.

First Floor Landing

Doors to Bedrooms & Bathroom. Loft hatch above

Principle Bedroom

Rear window and radiator.

En Suite

Rear window, WC, basin with cupboard, walk-in shower with mixer

fitting, part-tiled walls, extractor fan, tiled floor and heated towel rail.

Bedroom Two

Front window, radiator and airing cupboard.

Family Bathroom

Rear window, WC, basin with storage, panel bath with overhead shower and heated towel rail.

Bedroom Three

Front window and radiator.

Outside

The front of the property features a block-paved driveway with space for at least three vehicles, with a pathway leading along the side of the house.

The rear garden is fully enclosed and mainly lawned, with a patio seating area and covered seating area. A substantial outbuilding and additional shed — both with power and plumbing that has been partly converted to further accommodation.

Agents Note

Recently installed central heating system, all new double glazing & water softener

Services

Mains Gas, Water, Electricity & Sewage

Outgoings

Council Tax Band Currently B

Viewing

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

Email: leiston@flickandson.co.uk

Tel: 01728 833785

Fixtures & Fittings

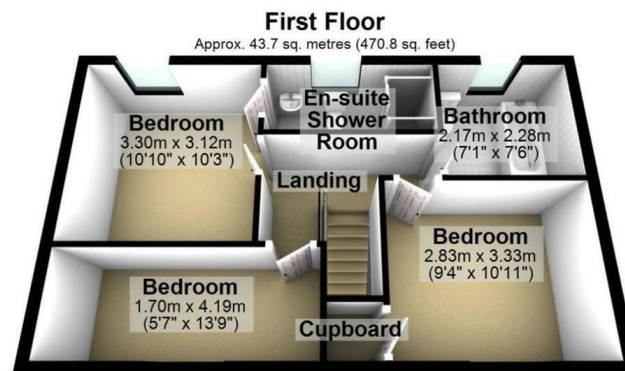
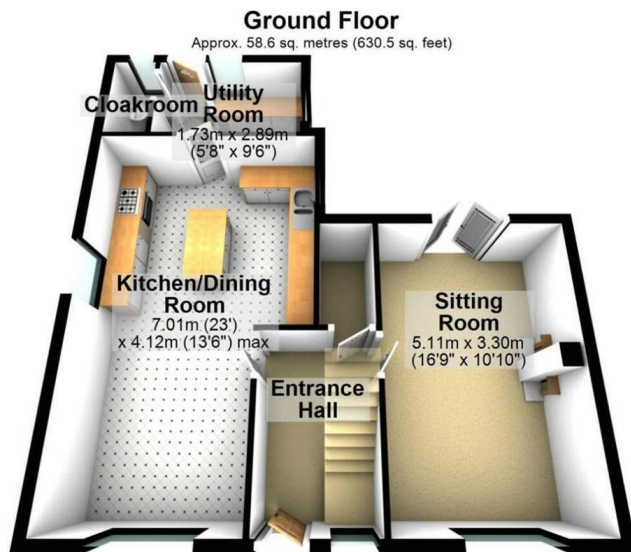
No fixtures, fittings, furnishings or effects save those that are specifically mentioned in these particulars are included in the sale and any item not so noted is expressly excluded. It should not be assumed that any contents, furnishings or furniture shown in the photographs (if any) are included in 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.

AML Checks

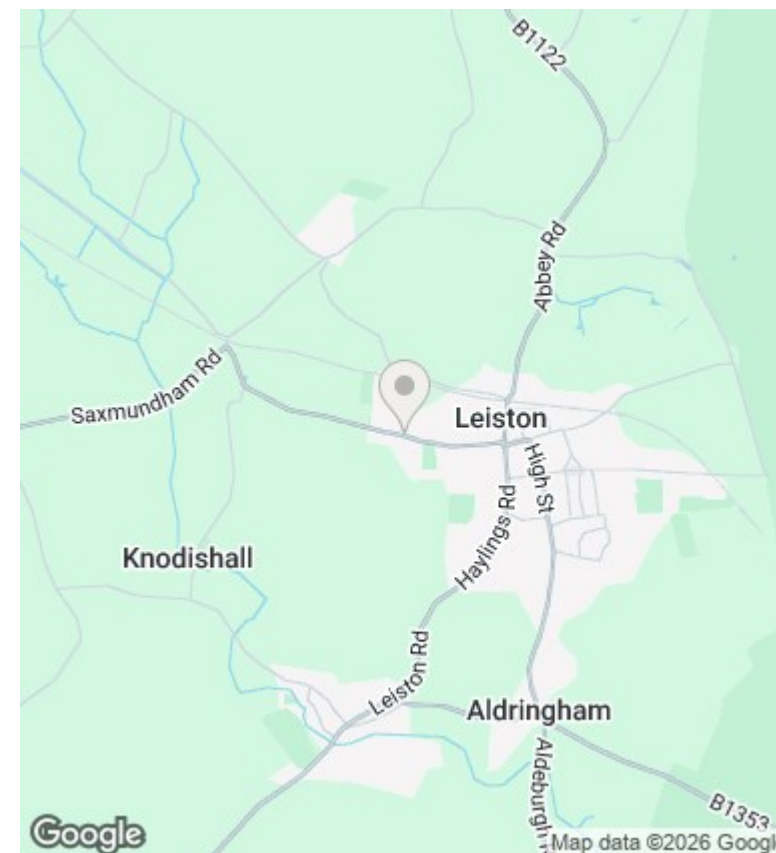
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Total area: approx. 102.3 sq. metres (1101.3 sq. feet)
Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.



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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com