



## Leiston, Suffolk

Guide Price £235,000

- Oak floor through out
- Gas central heating
- Two Double bedrooms
- Three Designated Parking Spaces
- Fitted kitchen
- Hall & Cloakroom
- Double glazing
- Garden & Large Shed
- EPC - B

# Daisy Drive, Leiston

Situated in a cul de sac location at the edge of this sought after Hopkins Homes development. The popular town of Leiston which 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, gym and 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: B



## DESCRIPTION

A particularly well presented modern end terrace house situated in a cul de sac position on the edge of this popular Hopkins Homes development. The accommodation with gas central heating and double glazing features oak floors throughout and comprises, entrance hall with white painted staircase, cloakroom, living room, fitted kitchen first floor landing, two double bedrooms and bathroom. Outside the property has three designated parking spaces, open front garden, enclosed rear garden featuring a wildlife pond and a large shed.

## ACCOMMODATION

### ENTRANCE HALL

Staircase to first floor.

### CLOAKROOM

white suite comprising hand basin and W.C, window to side.

### KITCHEN

Range of fitted base and wall cupboards, work surfaces with single drainer sink unit and tiled surrounds. Fitted electric oven and gas hob with cooker hood over. Plumbing for washing machine. Window to front elevation. Gas central heating boiler.

### LIVING ROOM

Window and glazed door opening to the rear garden. Under stair store cupboard.

### FIRST FLOOR

### LANDING

Storage cupboard with radiator

## BEDROOM

Window to rear. Built in double wardrobe.

## BEDROOM

Window to front elevation with loft access

## BATHROOM

White suite comprising panel bath with mixer tap/shower attachment. Hand basin and W.C. Tiled surrounds and window.

## TENURE

Freehold

## OUTGOINGS

Council Tax Band currently B

## 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](mailto:leiston@flickandson.co.uk) Tel: 01728 833785 Ref: 20434/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.

### **LOFT**

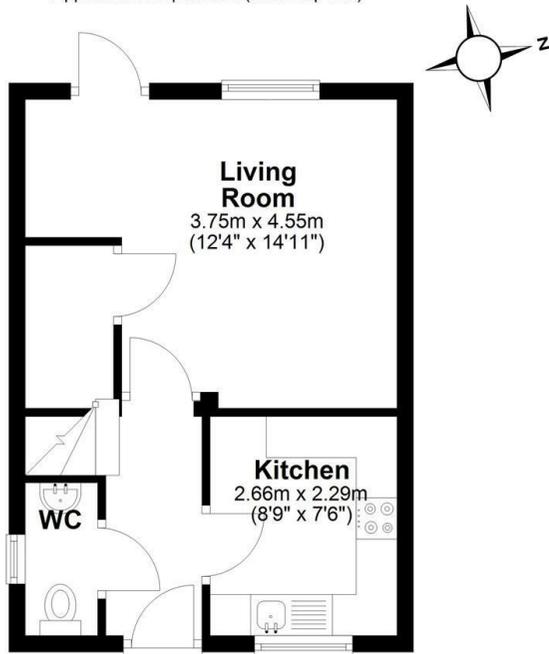
Fully insulated and partially boarded providing a large storage space





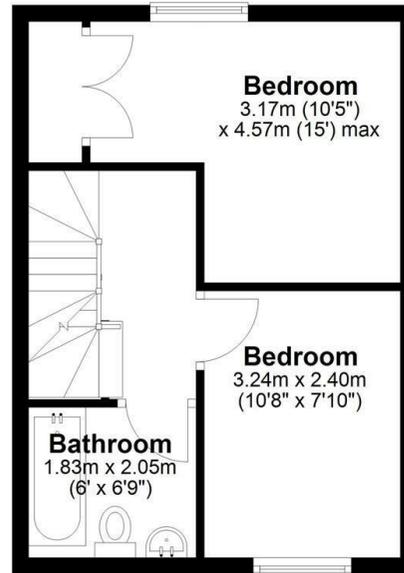
### Ground Floor

Approx. 29.6 sq. metres (318.8 sq. feet)

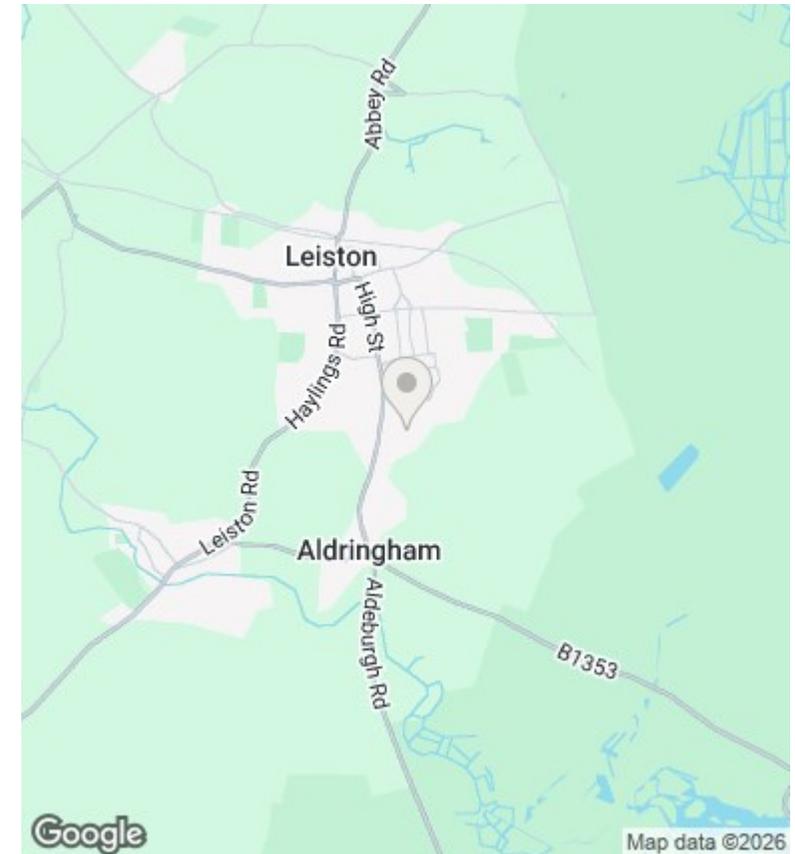


### First Floor

Approx. 29.6 sq. metres (318.8 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)



### 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		91
(81-91)	B	78	
(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](http://www.epcregister.com)