



## Leiston,

Guide Price £279,500

- No Onward Chain
- Driveway For At Least Four Cars
- Walking Distance to Pub
- Three / Four Bedrooms
- Additional Garage & Car Port
- EPC - D
- Air Source Heating
- Village Location Close to Leiston / Sizewell
- Vendor open to sensible offers

# Doughty Wylie Crescent, Leiston

A Three / Four Bedroom Semi-Detached House with Large Driveway & Garage. It is an ideal home or let, particularly primed for conversion to HMO due to layout, plot & location. Theberton lies close to the Suffolk Heritage Coast with the market town of Saxmundham five miles and Leiston three miles distant, both offering excellent shopping and schooling facilities. The A12 Great Yarmouth to London Road is about three miles distant giving easy access to London and the south, with a railway service from Saxmundham and Darsham to Lowestoft, Ipswich and London Liverpool Street. For those with leisure interests in mind the Heritage Coast area abounds with opportunities including birdwatching at the renowned RSPB Bird Sanctuary at Minsmere, cliff top walks at the Dunwich National Trust Reserve, music at the Snape Maltings Concert Hall and both sailing and golfing at Aldeburgh and Southwold.



Council Tax Band: B



## Tenure

Freehold

## Outside

The property boasts an impressive frontage with private access directly from the main road. The substantial front garden currently provides parking for up to four vehicles, with excellent potential to create additional off-road parking if desired. Further benefits include a garage and a useful car port.

To the rear, a generously sized garden is predominantly laid to patio, creating an ideal space for outdoor entertaining and low-maintenance enjoyment. A number of timber outbuildings provide excellent storage, workshop space, or potential hobby rooms.

## Services

Air source heat pump heating, mains drainage, mains water, and electricity.

## Agents Note

The property benefits from 14 solar panels, helping to improve energy efficiency and reduce running costs. 7 years remaining, feed in tariff currently achieving £950 per annum.

## Entrance Hallway

Welcoming entrance hall with doors leading to the dining room, living room, bathroom, and kitchen.

## Living Room

A charming and comfortable living space centred around a contemporary log-burning stove, creating a wonderful focal point for the room. Sliding doors lead through to:

## Conservatory

A bright and versatile additional reception space with patio doors opening onto the rear garden and a radiator, allowing for year-round use.

## Dining Room / Fourth Bedroom

A flexible room currently arranged as a dining room, offering the potential to be used as a fourth bedroom, home office, or additional reception room to suit individual needs.

## Bathroom

Ground-floor bathroom comprising a panelled bath with shower over and wash hand basin.

## Kitchen

Well-appointed kitchen fitted with a range of wall and base units, providing ample storage and preparation space.

## Utility Room / Cloakroom

Practical utility area incorporating a WC, space for white goods, additional storage, and a side door providing convenient access to the garden.

## First Floor Landing

Landing with doors leading to all bedrooms and the upstairs WC. Loft access is available via a hatch, while a side-aspect window allows natural light to flood the space.

## Upstairs WC

Fitted with a WC, wash hand basin, and frosted window.

## Bedroom One

A spacious double bedroom featuring built-in wardrobes and attractive views over the rear garden and open fields beyond.

## Bedroom Two

A generous double bedroom benefiting from dual-aspect windows, creating a bright and airy feel.

## Bedroom Three

Another well-proportioned double bedroom with built-in wardrobes,

currently utilised as a home office, enjoying views over the front aspect.

### 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)

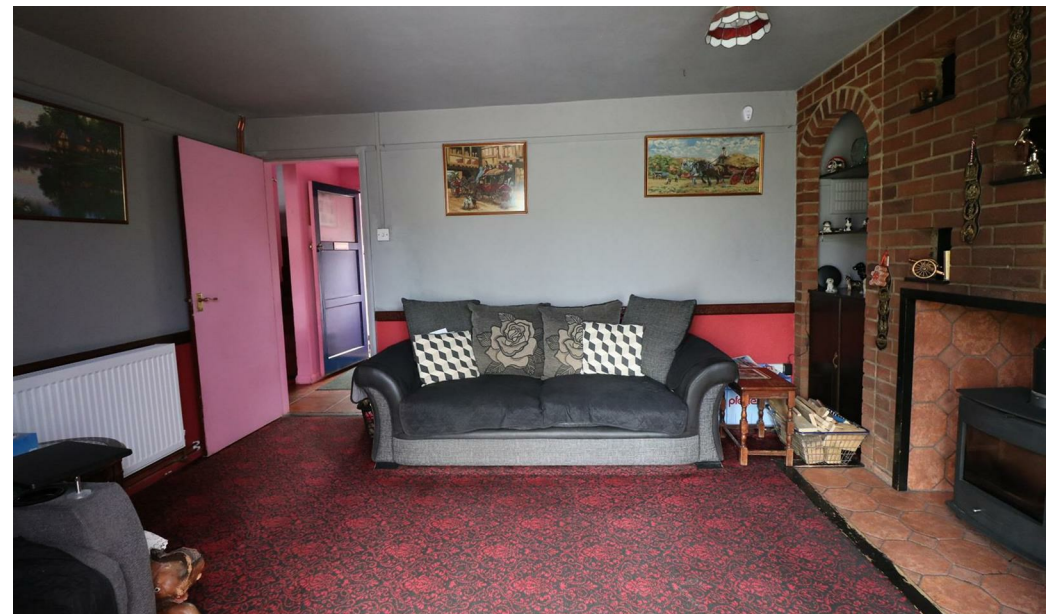
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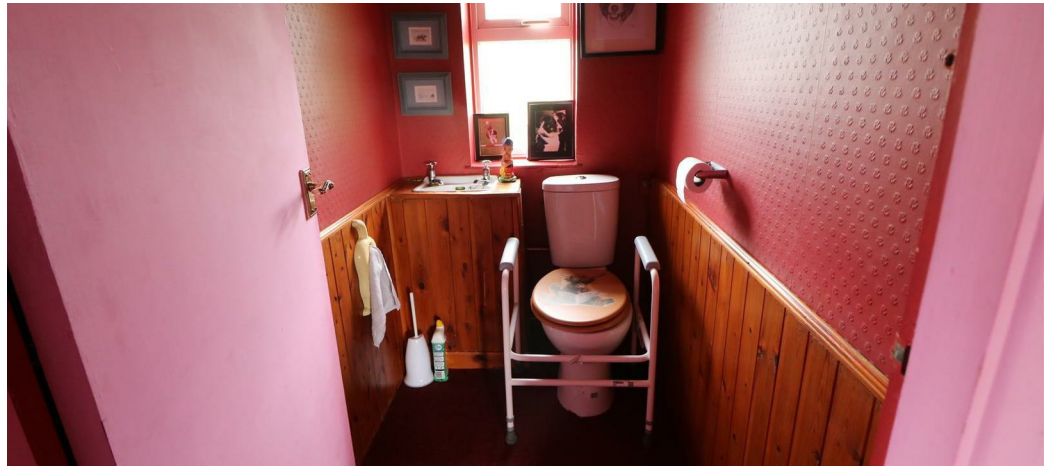
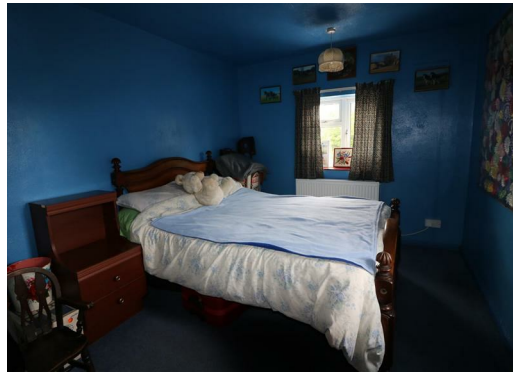
### Fixtures & Fittings

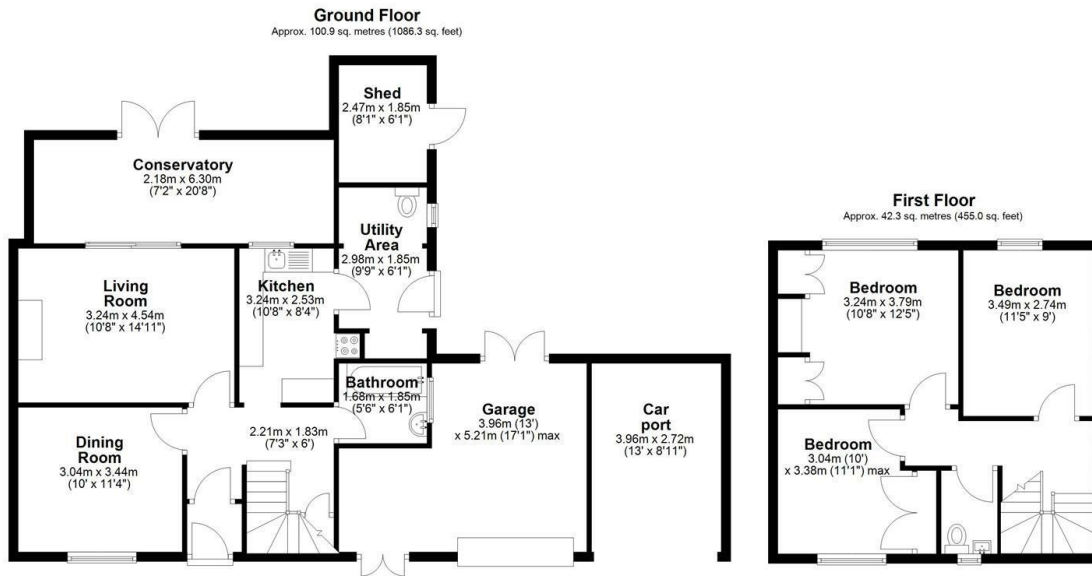
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### Outgoings

Council Tax Band Currently D







Total area: approx. 143.2 sq. metres (1541.2 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                           |   | Current                 | Potential |
|--|---|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |   |                         |           |
| (92 plus)  | A |                         |           |
| (81-91)  | B |                         | 82        |
| (69-80)  | C |                         |           |
| (55-68)  | D | 66                      |           |
| (39-54)  | E |                         |           |
| (21-38)  | F |                         |           |
| (1-20)   | G |                         |           |
| <i>Not energy efficient - higher running costs</i> |   |                         |           |
| <b>England &amp; Wales</b>                         |   | 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)