

JENNIE JONES

EST. 1993

ESTATE AGENTS



HANCOCKS CLOSE

Leiston | Suffolk

£250,000

11 HANCOCKS CLOSE, LEISTON, IP16 4LD

Leiston Town Centre – 0.7 miles

Sizewell – 2 miles

Aldeburgh – 5 miles

- Entrance Hall ● Shower Room ● Sitting Room ● Kitchen ●
- Conservatory ● Landing ● WC ● Three Bedrooms ●
- Garage ● Driveway ●
- Enclosed Rear South Facing Garden ●

The Property

Occupying a pleasant position within an established residential close, 11 Hancocks Close is a well-presented three-bedroom semi-detached home offering comfortable accommodation, useful outside space, a garage and generous off-road parking.

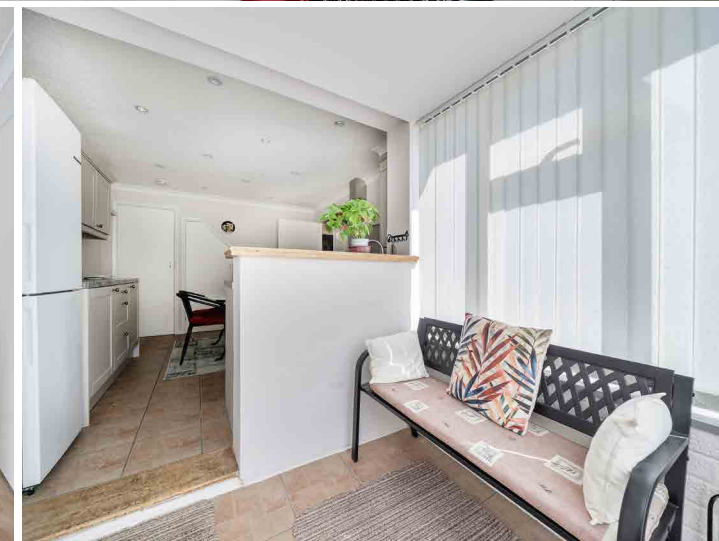
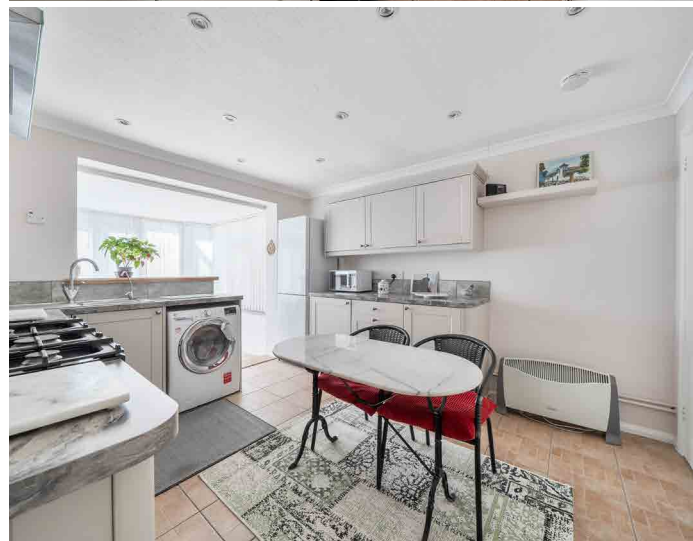
The property has been improved in recent years, including a modern fitted kitchen and replacement cladding to part of the front elevation with additional insulation.

The entrance hall leads to the principal ground-floor rooms and stairs to the first floor. The generous sitting room enjoys a wide window overlooking the front garden and an ornamental fire-place.

To the rear, the kitchen is fitted with modern Shaker-style units, work surfaces, a range-style cooker and space for appliances, with room for a dining table. A bright conservatory provides additional living space and direct access to the rear garden. A useful shower room completes the ground floor.

Upstairs, there are three bedrooms, including a particularly generous principal bedroom and a further good-sized rear-facing bedroom. The third bedroom offers flexibility as a child's bedroom, guest room or home office. A separate WC completes the first floor accommodation.

A WELL PRESENTED THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE, GENEROUS PARKING AND A SOUTH-FACING GARDEN.



Outside

The frontage is set back behind an established garden with mature planting, whilst a generous driveway to the side provides off-road parking for several vehicles and leads to the detached single garage. The garage benefits from power, lighting and a recently replaced door.

The enclosed rear garden is a particularly appealing feature of the property, enjoying a southerly aspect and a good degree of privacy. It is principally laid to lawn with established shrubs and planting around the boundaries, together with paved areas adjoining the house providing space for outdoor seating.

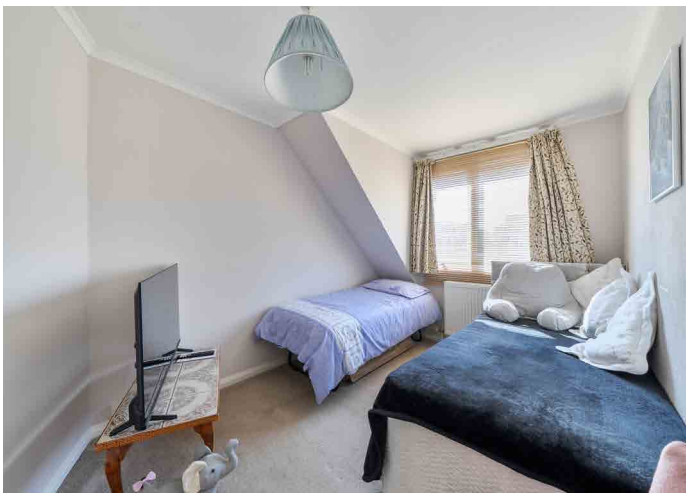
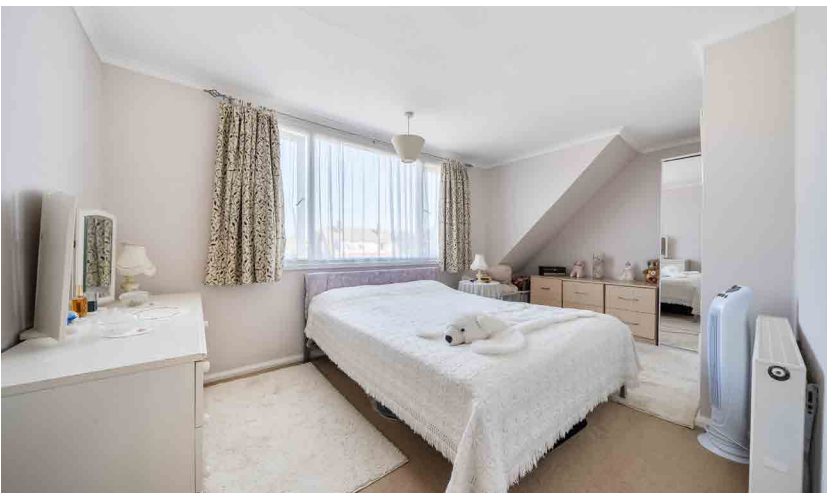
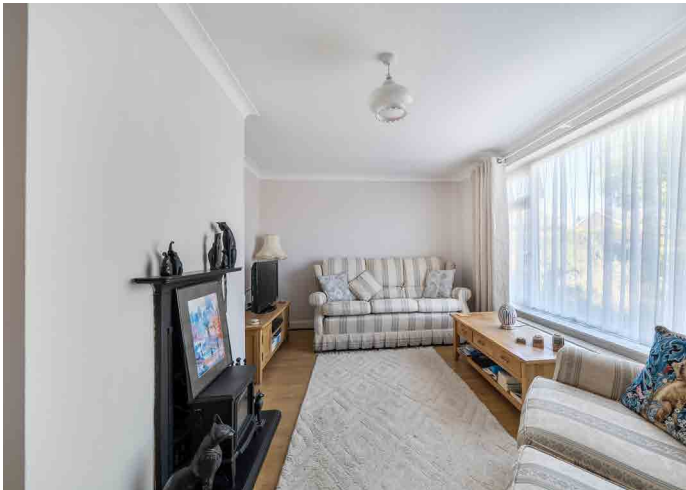
The Location

Hancocks Close is an established residential development in the popular Suffolk town of Leiston, offering a good range of everyday amenities, schools, shops and leisure facilities.

The property is ideally placed for the Suffolk Heritage Coast, with Aldeburgh, Thorpeness and RSPB Minsmere all within easy reach. Sizewell and the ongoing Sizewell C development are also conveniently accessible, with Saxmundham and the wider East Suffolk area providing further amenities and connections.

Services

Mains electricity, gas, water and drainage are connected.
Local Authority - East Suffolk Council. Council Tax Band D
EPC Rating C



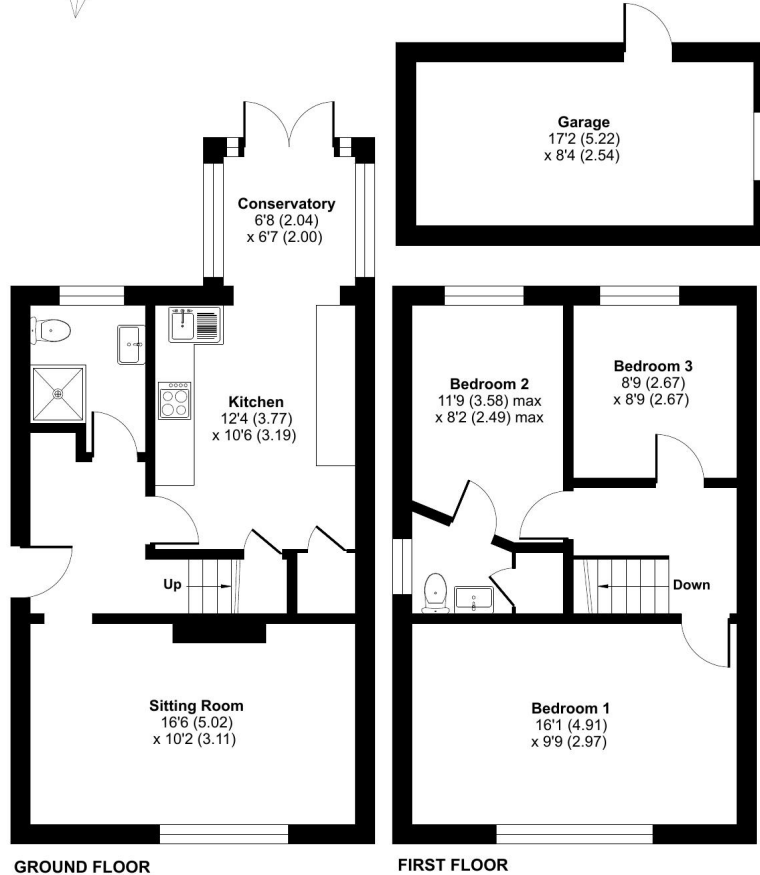
Hancocks Close, Leiston, IP16

Approximate Area = 918 sq ft / 85.2 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1061 sq ft / 98.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1503546

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