



JENNIE JONES

EST. 1993

ESTATE AGENTS

22 ALDEBURGH ROAD

Leiston | Suffolk

£460,000

22 ALDEBURGH ROAD, LEISTON, IP16 4ED

Leiston Town Centre – approximately ½ mile
Aldeburgh – approximately 4 miles
Saxmundham – approximately 5 miles

- Entrance Hall ● Sitting Room ● Kitchen ● Utility Room ●
- Family Bathroom ● Conservatory ● Cloakroom ●
- Three Bedrooms ●

The Property

Tucked away behind mature planting and established gardens, 22 Aldeburgh Road is a house that reveals itself gradually. From the road there is little indication of quite how private the setting feels, nor of the generous accommodation found within.

The property has retained a pleasing amount of its original character, including sash windows and traditional architectural detailing, and extends to approximately 1,481 sq ft over two floors. The arrangement is particularly flexible, with one of the three double bedrooms and the bathroom positioned on the ground floor.

A traditional entrance opens into a broad hallway at the centre of the house. To one side lies the principal ground floor bedroom, a comfortable double room which would work equally well as a guest bedroom for those wanting to keep the first floor separate.

The sitting room is one of the real surprises, extending to approximately 24 feet in length. It is a wonderfully generous room with ample space to create distinct sitting and dining or reading areas, while the windows bring in plenty of natural light and overlook the surrounding greenery.

The kitchen/dining room has a very individual feel and provides plenty of room for a table alongside the working

A WONDERFUL SECLUDED DETACHED CHALET BUNGALOW IN POPULAR LOCATION



kitchen. It leads naturally into the conservatory, and opens directly outside.

Completing the ground floor is a useful utility room, separate cloakroom and a particularly generous bathroom, fitted with a traditional suite including bath, separate shower, WC, wash basin and bidet.

Stairs rise from the entrance hall to a central landing serving two further double bedrooms, positioned at opposite ends of the first floor and both enjoying the character created by the chalet-style roofline.

The property benefits from gas-fired central heating via radiators.

Outside

For me, the setting and gardens are a huge part of the appeal here. The house sits within a wonderfully established and secluded plot, with mature trees, shrubs, hedging and climbing plants creating an almost hidden feel.

Location

Aldeburgh Road is particularly well placed for those wanting easy access to both the everyday amenities of Leiston and the Suffolk Heritage Coast.

Leiston offers a good range of shops and services, together with schools, leisure facilities, a cinema and supermarket, while the surrounding countryside provides numerous opportunities for walking and cycling.

The coastal town of Aldeburgh is within easy reach, renowned for its beach, High Street, restaurants and cultural connections, while Thorpeness, with its famous Meare and distinctive House in the Clouds, lies similarly close by.



Services

Mains Electricity, Mains Gas, Main Water & Drainage

Local Authority and Council Tax Band

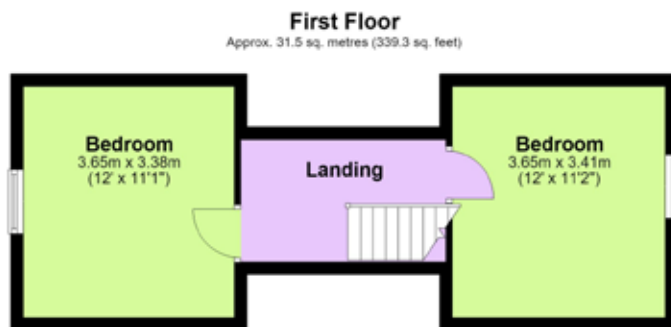
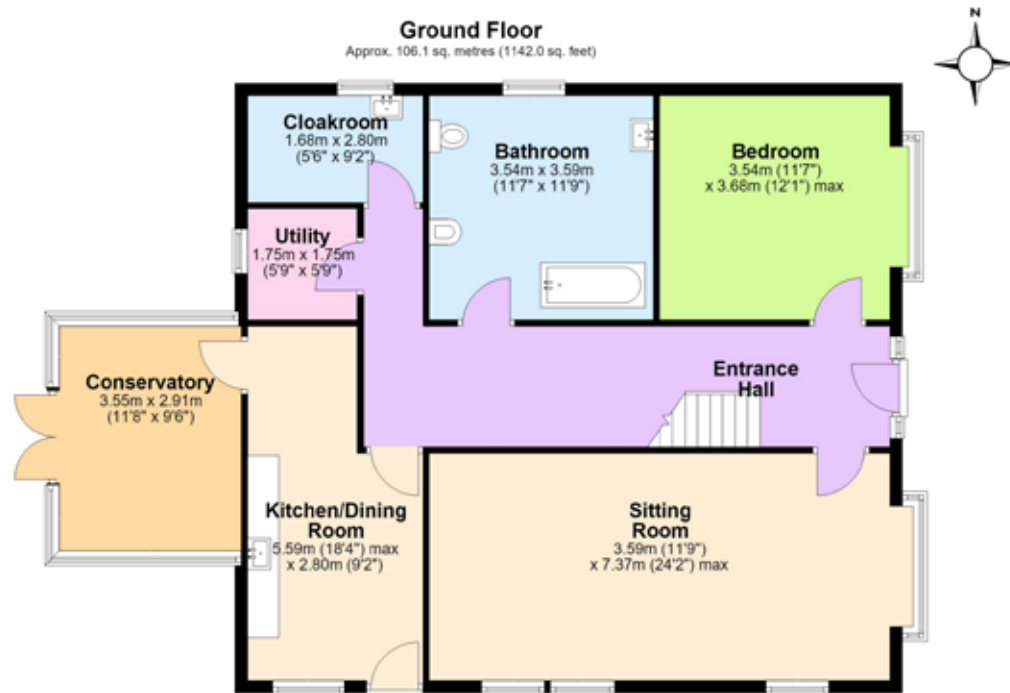
East Suffolk Council - Band D

EPC Rating

D

PLEASE NOTE - THE PROPERTY IS BUILT OF NON
TRADITIONAL CONSTRUCTION





Total area: approx. 137.6 sq. metres (1481.3 sq. feet)



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