



Leiston,

Offers In Excess Of £315,000

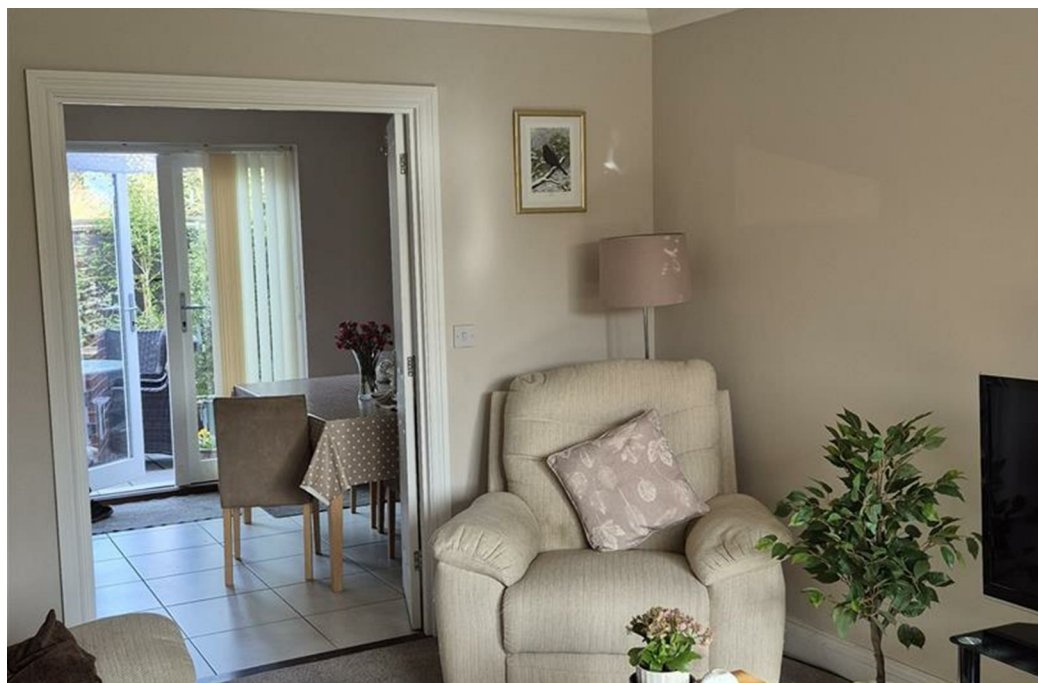
- No Onward Chain
- En Suite, Bathroom & Cloakroom
- Hopkins Home Built in 2016
- EPC - B
- Garage & Three Off Road Parking Spaces
- Three Bedrooms
- Gas Central Heating

Foxglove End, Leiston

A beautifully presented, three bedroom link-detached family home with garage & driveway. It is within walking distance from the town centre. 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: C



Tenure

Freehold

Property Overview

Situated on the highly sought-after Hopkins Homes development in Leiston, this modern three-bedroom semi-detached home is beautifully presented throughout and enjoys a desirable corner plot position. Constructed in 2016, the accommodation is thoughtfully arranged and well suited to families, professionals, or those looking to downsize without compromise. The property is not overlooked, enhancing both privacy and outlook, and is complemented by a fully enclosed rear garden ideal for outdoor entertaining or family use.

Further benefits include a garage and covered parking for two vehicles, with a further parking space found in front of the house.

Entrance Hallway

Accessed via a modern glazed front door, the entrance hall offers a welcoming first impression and features a radiator, fitted alarm system, and a useful under-stairs storage cupboard,. Staircase to first floor landing & doors to kitchen, living room & cloakroom.

Cloakroom

Leading off the hallway is a convenient cloakroom comprising a WC and pedestal wash hand basin, with a side-facing window providing natural light and ventilation. A radiator completes the space.

Kitchen Diner

Positioned at the rear of the property, the kitchen/dining room is a bright and practical space, enjoying views over and access to the garden via double patio doors. The kitchen is fitted with a range of matching high- and low-level units, with space for a freestanding fridge freezer and washing machine. Integrated appliances include a dishwasher, electric oven, and gas hob.

A double drainer sink with mixer tap is positioned beneath a rear-facing window, while additional features include a tiled floor, tiled splashbacks, a wall-mounted gas boiler, and a radiator.

Living Room

Accessed via double doors from the kitchen/dining room, the spacious living room is situated at the front of the property and benefits from a large window that allows an abundance of natural light to fill the room. Two radiators provide comfortable and efficient heating.

First Floor Landing

The landing provides access to to all three bedrooms and the family bathroom. Features a generous airing cupboard, and a radiator.

Master Bedroom

The principal bedroom is a well-proportioned double room, featuring a front-facing window, a built-in double wardrobe, and a radiator. Above is a newly fitted loft hatch. Access to:

En Suite

Recently refitted to a high standard, the en-suite shower room comprises a walk-in shower cubicle with rainfall shower head and mixer, a wash hand basin with storage beneath, WC, and a large vanity unit. Additional features include a heated towel rail, tiled flooring, and a front-facing window providing natural light and ventilation.

Bedroom Two

A comfortable double bedroom with a window overlooking the rear garden and a radiator.

Bedroom Three

A bright, double bedroom with a window to the rear garden and a radiator.

Family Bedroom

The family bathroom is fitted with a modern white suite including a panelled bath with overhead shower, WC, and pedestal basin. The room also features partially tiled walls, radiator, extractor fan, and a rear-facing window.

Outside

To the front of the property is a landscaped garden area. The rear garden is fully enclosed and private, with a generous patio area perfect for entertaining. It is well presented with raised flower beds, planted borders & a lawned area. For further storage, it has a shed.

Garage & Parking

The property benefits from undercover parking for two cars leading to a single garage with an up-and-over door. Power is connected, and there is a personal door providing direct access from the garden. There is then a further parking space directly in front of the house, so three total & garage.

Council Tax Band

Currently C

SERVICES

Mains Gas, Electricity, Water & Sewage

Viewing Arrangements

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

Email: leiston@flickandson.co.uk

Tel: 01728 833785

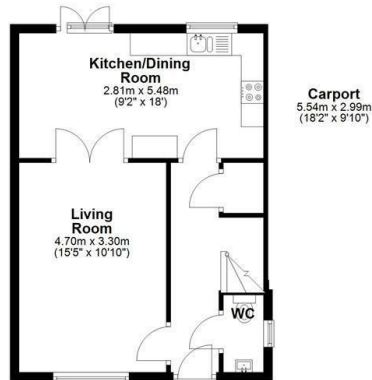
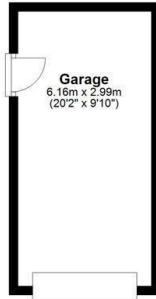
Fixtures & Fittings

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.



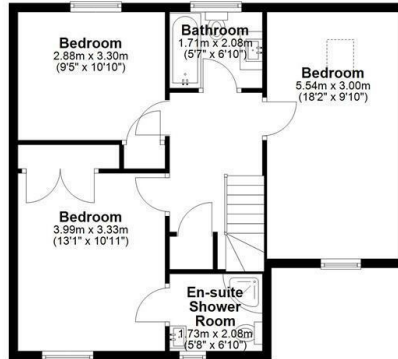


Ground Floor
Approx. 77.2 sq. metres (831.0 sq. feet)

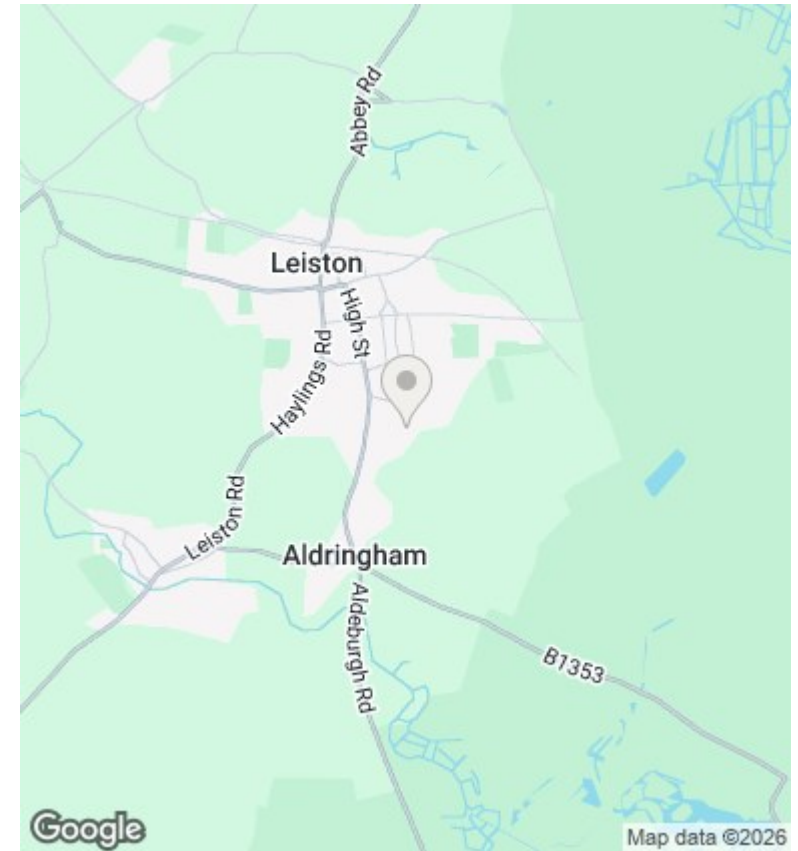


Carport
5.54m x 2.99m
(18'2" x 9'10")

First Floor
Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 136.1 sq. metres (1465.5 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		94
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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