



**Dinsdale Road, Leiston IP16 4EX**

welcome to

## Dinsdale Road, Leiston

We are delighted to offer to market this three bedroom semi-detached house in the heart of Leiston. Benefiting from a large driveway, three bedrooms, first floor shower room, ground floor bathroom, two reception rooms, a kitchen and generous courtyard garden.

### **Location**

Leiston is close to RSPB Minsmere, a perfect place for walkers and cyclists to explore the Suffolk coastline as it is situated near Aldeburgh, Thorpeness and Saxmundham.

**By Bus:** Local services running to Saxmundham, Halesworth and Aldeburgh with onward connections.

**By Rail:** Direct services from Saxmundham Rail Station to Lowestoft, Ipswich with connections to London Liverpool Street and Norwich. All train tickets can be purchased via the Greater Anglia Website.

### **Accommodation**

#### **Entrance Porch**

Double glazed door and window surround. Door into:-

#### **Entrance Hall**

With carpeted flooring, radiator and stairs to first floor.

#### **Bathroom**

Four piece suite comprising of enclosed bath, enclosed shower, low level WC and vanity wash hand basin. Tiled walls and flooring. Obscure double glazed window to rear aspect.

#### **Dining Room**

10' 9" x 12' max ( 3.28m x 3.66m max )  
(to 10'00" min) With carpeted flooring, radiator and double glazed window to rear aspect.

#### **Living Room**

12' 2" x 12' ( 3.71m x 3.66m )  
Carpeted flooring, inset shelving, gas fire (in need of

testing), radiator and double glazed window to front aspect.

#### **Kitchen**

16' 10" x 6' 4" max ( 5.13m x 1.93m max )  
(to 2'05" min) Base and eye level units with adjoining worktop. Integrated double oven and gas hob with extractor hood over. Space for fridge/freezer, washing machine and dishwasher/tumble dryer. Single glazed windows to rear aspect. Double glazed door into rear garden.

#### **Landing**

Carpeted.

#### **Bedroom One**

12' x 9' 10" ( 3.66m x 3.00m )  
Carpeted flooring, fitted wardrobes, radiator and fitted storage with vanity wash hand basin. Double glazed window to front aspect.

#### **Bedroom Two**

10' 8" x 10' 1" max ( 3.25m x 3.07m max )  
(8'00" min) Carpeted flooring, fitted wardrobes, loft access, radiator and double glazed window to rear aspect.

#### **Bedroom Three**

7' 10" x 7' ( 2.39m x 2.13m )  
Carpeted flooring, radiator, built-in cabin style bed with vanity wash hand basin and double glazed window to rear aspect.

#### **Shower Room**

With low level WC, enclosed shower and obscure double glazed window to front aspect.

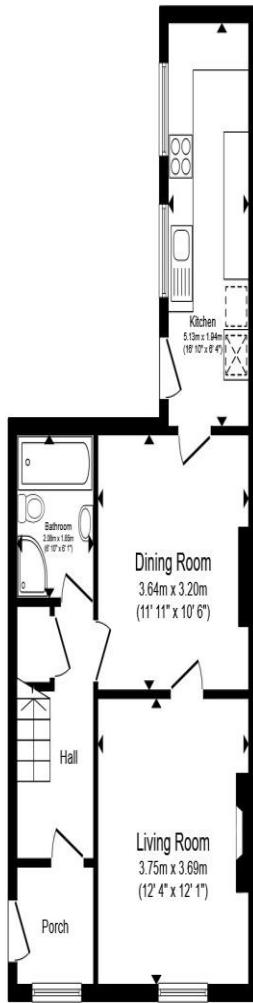
#### **Outside**

Driveway to front providing parking for multiple

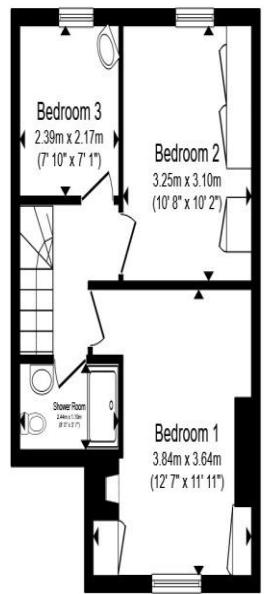
cars, leading into the wall enclosed courtyard garden to the rear. The courtyard garden is a blank canvas for someone to put their stamp on, with multiple outbuildings and log stores (some with power and light).

#### **Agents Note**

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.



Ground Floor



First Floor

Total floor area 85.5 m<sup>2</sup> (920 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to  
**Dinsdale Road,  
Leiston**

- Three Bedroom Semi-Detached House
- Desirable Central Leiston Location
- Ample Off Road Parking
- Low Maintenance Rear Garden
- Two Reception Rooms & Kitchen

Tenure: Freehold EPC Rating: E

Council Tax Band: B

**£260,000**



**view this property online** [williamhbrown.co.uk/Property/FLH104910](http://williamhbrown.co.uk/Property/FLH104910)



Property Ref:  
FLH104910 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**01728 723923**



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,  
Suffolk, IP13 9AN



**williamhbrown.co.uk**