



## Leiston, Suffolk

Guide Price £240,000

- Completed Onward Chain
- Wibo Electric Radiators
- Beautiful Garden with Large Outbuilding
- Two Bedroom Semi-Detached Bungalow
- Driveway & Garage
- EPC - E
- Shower Room & Cloakroom
- Utility Room



# Garrett Crescent, Leiston

A Homely Two Bedroom Semi-Detached Bungalow with Gorgeous Gardens & Garage with Driveway. 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: B



## TENURE

Freehold

## Outside

To the rear, the property boasts a truly beautiful, bright and sunny garden — a wonderful private space to relax or entertain. Thoughtfully arranged, it features two patio areas ideal for outdoor dining, a well-maintained lawn, and a charming pond. A substantial wooden outbuilding with connected electricity offers excellent versatility. Currently used by the owner as additional accommodation, it would also lend itself perfectly to a home office, studio, gym, or hobby space. The garage has been partially converted, with the rear section adapted for additional use, while the front half remains accessible via the garage door and provides practical storage space. Driveway for off road parking in front, as well as a beautiful grass frontage. A further storage shed is neatly positioned in the corner of the rear garden.

## Entrance Hallway

The property is entered via the front door into a spacious internal porch area. From here, there is direct access to the rear garden, utility room, and an inner hallway leading into the main body of the home. The inner hallway provides access to the bedrooms, bathroom, living room, and kitchen, and benefits from built-in storage cupboards for added convenience.

## Utility Room / Cloakroom

A highly practical space featuring a sink positioned beneath a double-glazed window overlooking the garden. There is plumbing

for white goods, along with both eye-level and base units providing useful storage.

The cloakroom comprises a WC and wash hand basin.

## Kitchen

The kitchen is fitted with a range of units at both eye and base level, offering ample storage and preparation space. A sink sits beneath a double-glazed window overlooking the rear garden, and a door provides access through to the conservatory.

## Bedroom One

A generous double bedroom featuring built-in wardrobes and a double-glazed window to the front elevation.

## Bedroom Two

A well-proportioned second bedroom with an inbuilt wardrobe and a double-glazed window to the front elevation.

## Bathroom

The bathroom includes a frosted double-glazed window to the rear garden, a walk-in shower, wash hand basin, WC, heated towel rail, and a built-in storage cupboard.

## Living Room

Centred around an attractive log burner, the living room is a warm and inviting space. Comfortably accommodating sofas and a dining table, it offers a cosy yet versatile setting for both relaxing and entertaining.

## Conservatory

A lovely light-filled room connecting the kitchen seamlessly to the garden. The conservatory benefits from tiled flooring and electricity, creating an ideal additional reception space to enjoy throughout the year.



## Council Tax Band

Currently B

## Services

Mains Electricity, Water & Sewage. Heating is Wibo electric radiators

## Viewing Arrangements

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)

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.







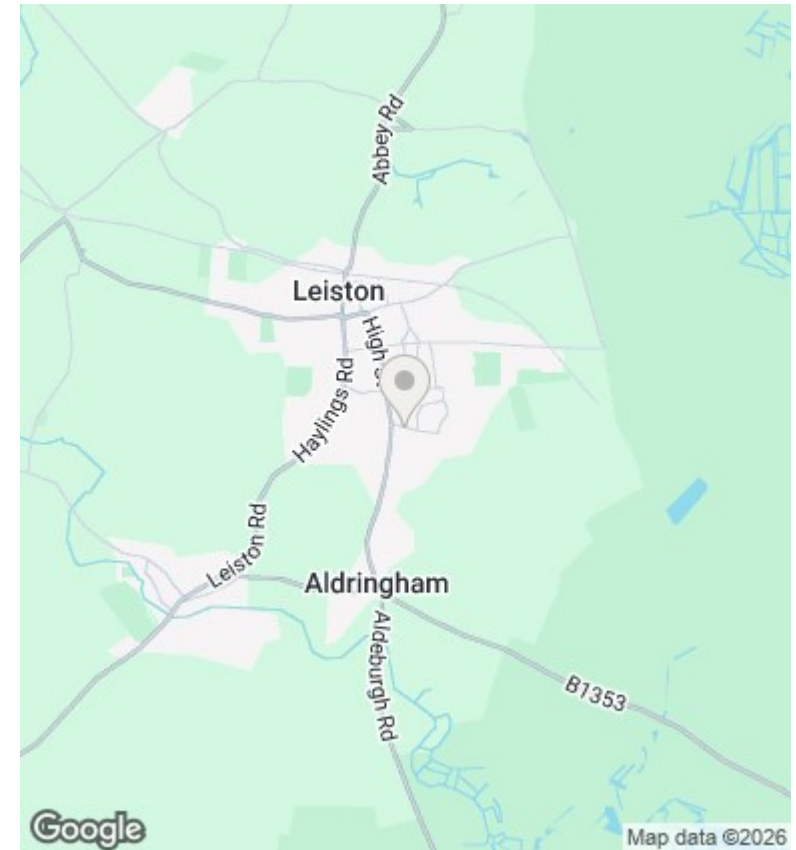
# AWAITING FLOOR PLAN

## Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law referrals 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                                                                                                     |
| Very energy efficient - lower running costs |           |                                                                                                               |
| (92 plus) <b>A</b>                          |           | <b>87</b>                                                                                                     |
| (81-91) <b>B</b>                            |           |                                                                                                               |
| (69-80) <b>C</b>                            |           |                                                                                                               |
| (55-68) <b>D</b>                            |           |                                                                                                               |
| (39-54) <b>E</b>                            | <b>50</b> |                                                                                                               |
| (21-38) <b>F</b>                            |           |                                                                                                               |
| (1-20) <b>G</b>                             |           |                                                                                                               |
| Not energy efficient - higher running costs |           |                                                                                                               |
| 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](http://www.epcregister.com)