



**CORNERSTONE**  
RESIDENTIAL ESTATE AGENTS

**ROWLEY MEWS, LEISTON, IP16 4FJ**

**TENURE : FREEHOLD**

**GUIDE PRICE £495,000**

- Barn-Style Property
- Three Bedrooms & Study
- Gas Central Heating
- Superb Open-Plan Living
- Double Carport
- Double-Glazed Throughout

# THE ACCOMMODATION



## Entrance Area

With storage cupboard, doors to the bedrooms and shower room and open to the...

## Living Area *6.75m x 5.95m (22' 2" x 19' 6")*

A generous open plan area with vaulted ceiling and gallery landing above and stairs to the first floor, with a step up to the sitting and dining areas, sliding patio doors to the side, door to the Utility Room and open to the...



## Kitchen *2.98m x 2.26m (9' 9" x 7' 5")*

Fitted with an extensive range of cabinets, butcher-block work surfaces, with inset Belfast sink, built-in oven, hob and cooker hood, breakfast bar, and glazed double-doors overlooking and giving access to outside.

## Utility *2.14m x 1.56m (7' x 5' 1")*

With plumbing for washing machine.

## Bedroom Two *3.89m x 3.08m (12' 9" x 10' 1")*

With double doors to outside.

## Bedroom Three *3.87m x 2.90m (12' 8" x 9' 6")*

With double doors to outside.

## Shower Room

Fitted with a shower enclosure, WC and wash basin.

## First Floor Gallery Landing

With access to a large storage room, open to a study area and doors to...

## Bedroom One *4.15m x 3.87m (13' 7" x 12' 8")*

(max measurements) With window to front aspect.

## Bathroom

Fitted with a free-standing bath, two wash basins, WC and a shower enclosure, and window to front aspect.

## Study Area *3.61m x 3.22m (11' 10" x 10' 7")*

With windows to front and side aspect.

## Outside

The property is accessed over a shared shingled driveway with a driveway providing off road parking for several vehicles, and a double carport with eaves storage above. The enclosed front garden is lawned, with a patio area to the side and a further lawn and patio area behind the carport.



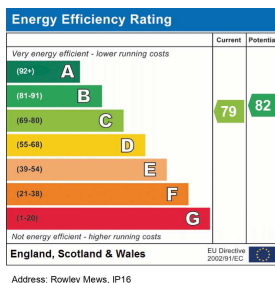
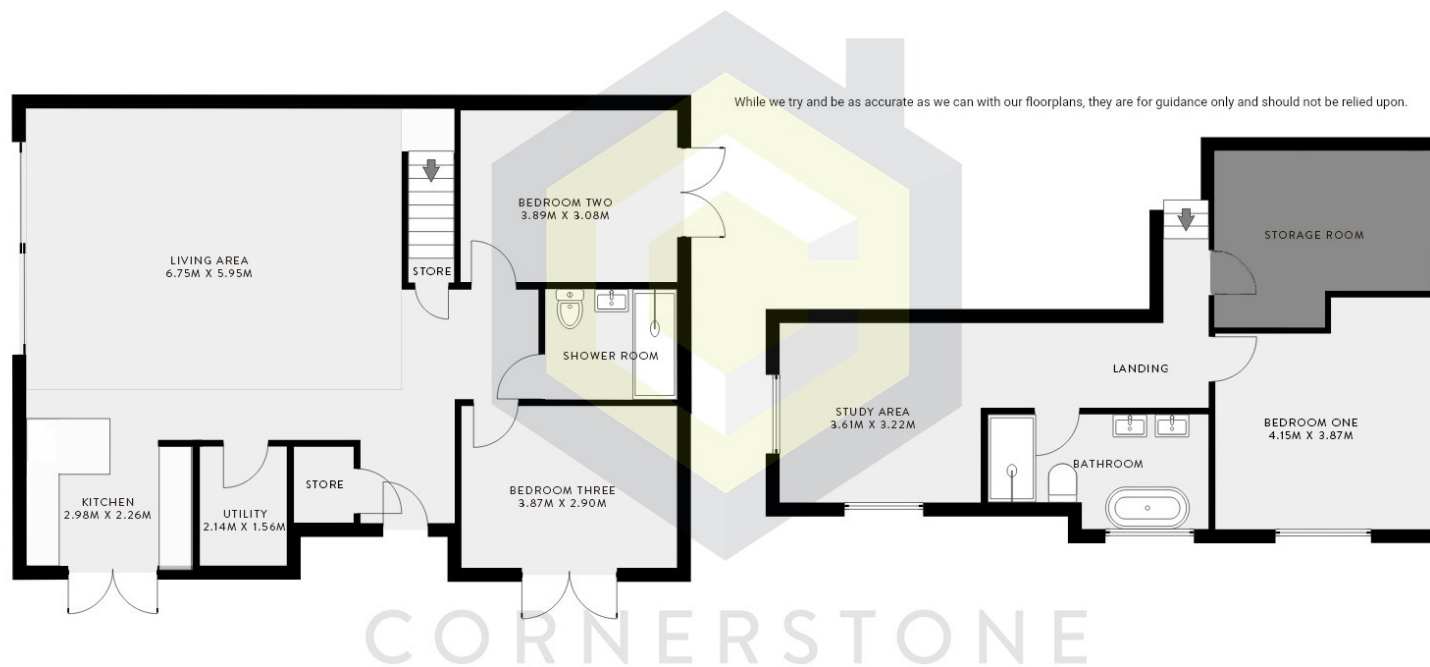
## THE PROPERTY & LOCATION

A superb open-plan "Barn-Style" property on the outskirts of Leiston within an exclusive development. The generous accommodation comprises a large living area, utility, three bedrooms, bathroom and shower room, there's built-in storage, a car port and driveway. There's double-glazed windows throughout, and a calor-gas central heating system.

Leiston is a small town situated close to the Heritage Coast, within a short drive of Aldeburgh, Sizewell, Saxmundham and Snape. The town offers a good level of amenities including schools, shops, restaurants, leisure centre, and cinema.



TO ARRANGE A VIEWING OF THIS PROPERTY OR  
TO SEE HOW WE CAN HELP YOU MOVE CALL US ON 01394 547000



Council Tax Banding : E

We understand from our vendor that the property is connected to a mains gas supply, electricity, water and drainage.

Please visit Ofcom - to view the mobile and network coverage



42 MARKET HILL, WOODBRIDGE, SUFFOLK, IP12 4LU  
T:01394 547000 E:WOODBRIDGE@CR-EA.CO.UK W:CR-EA.CO.UK  
CORNERSTONE RESIDENTIAL LTD IS A REGISTERED COMPANY IN ENGLAND & WALES  
REGISTERED NUMBER: 9421778  
REGISTERED OFFICE: 42 MARKET HILL, WOODBRIDGE, IP12 4LU

### Disclaimer

Whilst every care has been taken in the preparation of these particulars, and they are believed to be correct, they are not warranted and intending purchasers/lessees should satisfy themselves as to the correctness of the information given