

*A charming and beautifully presented two bedroom cottage conveniently positioned in the centre of Leiston.*



RENT

£1,000 PCM

Ref: R2554

Address

7 Dinsdale Road  
Leiston  
Suffolk  
IP16 4EX



Open plan living area with fully equipped kitchen, two bedrooms, bathroom. Beautifully presented front garden with seating area and a private rear courtyard

To let furnished or unfurnished on an Assured Shorthold Tenancy for a term of six months.

Contact Us



Clarke and Simpson  
Well Close Square  
Framlingham  
Suffolk IP13 9DU

T: 01728 724200  
email@clarkeandsimpson.co.uk  
www.clarkeandsimpson.co.uk

*And at The London Office*  
40 St James' Place  
London SW1A 1NS

## **Location**

7 Dinsdale is conveniently positioned pretty cottage in the centre of the town of Leiston which has a good selection of shops, a medical centre and nearby schools. Leiston itself is situated just four miles north-west of the coastal town of Aldeburgh and two miles from the smaller picturesque coastal village of Thorpeness. Snape, home of the famous Aldeburgh festival is approximately five miles. Saxmundham (five miles) has a railway station which links with main Inter-City services from the county town of Ipswich (twenty-five miles) to London Liverpool Street station. The main A12 trunk road which bypasses Saxmundham, links Lowestoft in the north to Ipswich in the south.

## **The Accommodation**

### **Ground Floor**

Entering through the front door into the

#### ***Open Plan Living Area*** 21'9" x 8'0" (6.64m x 2.46m)

A modern and well presented living area with dual aspect windows. Fireplace with electric fire and TV point over. Shelving to the recess. Window to front elevation. Inset spotlights. Radiator.

The kitchen has a range of wall and base units with wooden work surface, inset butler sink with mixer tap over with tiled splashback surround. Electric oven with extractor fan over.

Integrated fridge/freezer and dishwasher. Cupboard for storage which also houses the washing machine. A fully glazed door leads into the courtyard area.

A staircase from the living area rises to

### **First Floor**

#### ***Landing***

With loft hatch and doors off to

#### ***Bedroom One*** 11'5" x 11'9" (3.50m x 3.60m)

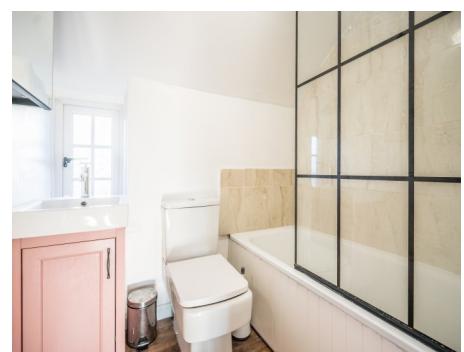
A spacious double bedroom with feature wall panelling and wall mounted lights. Radiator. Window to front elevation. There is a cupboard housing the combination gas boiler and a further cupboard with hanging rail.

#### ***Bedroom Two*** 5'2" x 10'5" (1.60m x 3.19m)

A single bedroom with window to rear elevation. Radiator.

#### ***Bathroom***

White suite comprising of a bath with overhead shower, glass screen and tiled splashback. Vanity sink, low-level flush WC. Radiator. Heated towel rail. Obscure glazed window.





## Outside

To the front of the property is a picturesque front garden with seating area. To the rear there is gated access for bin storage and bicycles. An enclosed courtyard area with raised flower beds, outside storage which has power and a tumble dryer.

This property is available to let furnished or unfurnished.

**Viewing** Strictly by appointment with the agent.

**Services** Mains water and electricity, gas fired central heating, water and drainage.

**Broadband** To check the broadband coverage available in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

**Mobile Phones** To check the mobile phone coverage in the area click this link –  
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

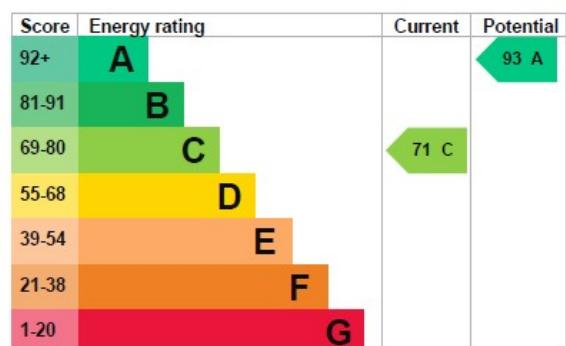
**EPC** Rating = C (Copy available from the agents upon request).

**Council Tax** Band A ; £1543.63 payable per annum 2025/2026

**Local Authority** East Suffolk Council; East Suffolk House, Station Road, Melton, Woodbridge, Suffolk IP12 1RT; Tel: 0333 016 2000.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

**January 2026**





## Directions

Travelling north on the A12, take the first right turn to Saxmundham signposted Benhall and Saxmundham. Continue through the village of Benhall and in the centre of Saxmundham, take the right turn at the traffic lights, signposted to Leiston (B1119). On reaching Leiston, continue along Waterloo Avenue to the traffic lights, take the left hand turn to the High Street, taking the sharper right hand turn into Dinsdale Road where the property will be situated on the left hand side, and identified by a Clarke & Simpson To Let board.

For those using the What3Words app: couch.lightbulb.eventful



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