Flick & Son
Coast and Country

Minden Drive, Leiston,

Guide Price £350,000

- No Onward Chain
- Large Garden
- Gas Central Heating
- EPC - Awaiting
- Three Bedrooms
- Bathroom & Cloakroom
- Sloped access to front & rear doors
- Off Road Parking
- Large Reception Room
- Cul-De-Sac location

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

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Minden Drive, Minden Drive, Leiston

A fabulous three-bedroom detached bungalow, occupying a generous plot within a quiet cul-de-sac in the popular Suffolk town of Leiston. The property offers excellent potential, generous accommodation, and well-proportioned gardens, making it ideal for a range of buyers. 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.

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Council Tax Band: D

Tenure
Freehold. Council Tax Band currently a D

Services
Mains Gas, Water, Electricity & sewage

Outside
The property is approached via a gated driveway, providing off-road parking. The wrap-around garden is predominantly laid to lawn and offers significant scope for landscaping or extension (subject to planning). Additional features include a shed and greenhouse. Sloped access provides ease of entry to both the front and rear doors.

Entrance Hallway
A south-facing double-glazed frosted front door allows natural light to flood the porch and hallway. The front door opens into an enclosed porch with radiator, which in turn leads to a welcoming entrance hallway. Doors lead to all principal rooms, with a radiator and useful storage cupboard.

Living Room
A spacious and versatile reception room, currently arranged as a living/dining area. The focal point is a fireplace with electric fire. Two radiators provide heating, while the room benefits from excellent natural light via dual-aspect double-glazed windows and a double-glazed door opening to the side of the property.

Kitchen
A large, well-proportioned kitchen fitted with a range of base and eye-level units. Dual-aspect with double-glazed windows overlooking the garden, including one above the sink, plus a door leading directly to the rear garden. Additional features include a larder cupboard, a utility area housing the washing machine and dryer, Hotpoint oven, gas hob with extractor hood above, and a gas combination boiler discreetly positioned in the corner.

Cloakroom
Fitted with a WC and wash basin, electric towel rail, extractor fan, and a frosted window to the side elevation.

Bathroom
Comprising a bath with shower over, wash basin, WC, and heated towel rail. Frosted double-glazed window to the rear elevation and extractor fan.

Bedroom One
A large and bright double bedroom with a sizeable double-glazed window overlooking the front elevation. Features include a built-in wardrobe with shelving and a radiator positioned beneath the window.

Bedroom Two
A comfortable double bedroom with a double-glazed window to the rear elevation and radiator below.

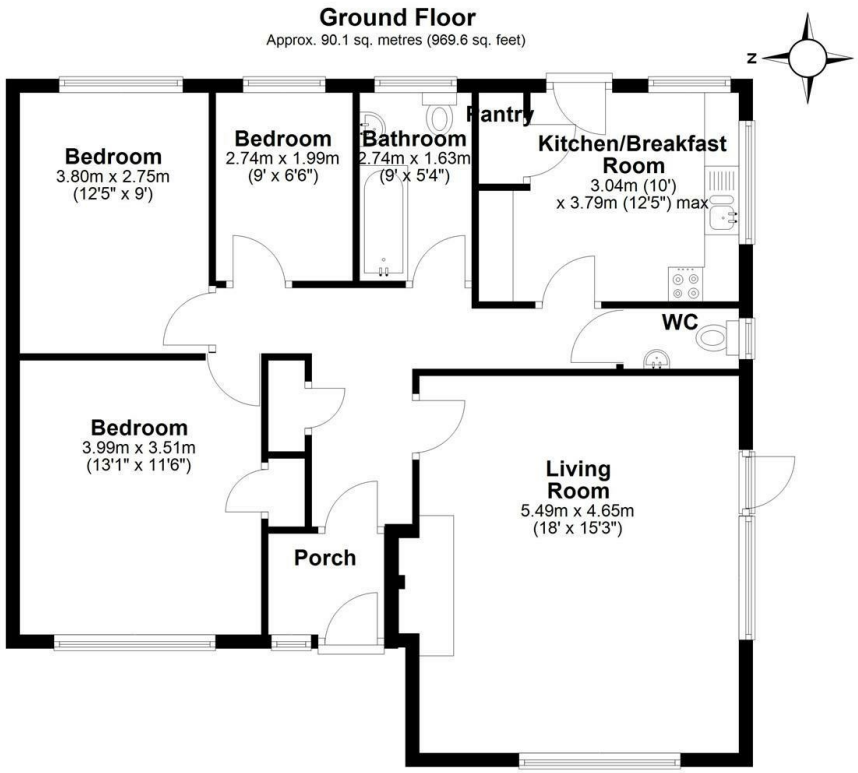
Bedroom Three
A single bedroom with a double-glazed window to the rear elevation and radiator beneath.

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.

Viewings Arrangements

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.
Email: leiston@flickandson.co.uk
Tel: 01728 833785



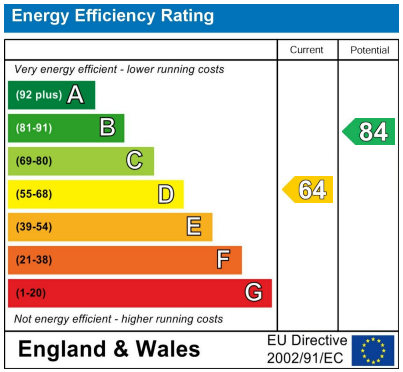
Total area: approx. 90.1 sq. metres (969.6 sq. feet)

Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal 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

The full energy performance certificate can be viewed online at the national EPC register at www.epcregister.com

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