



Leiston, Suffolk

Guide Price £280,000

- Three Bedrooms
- Immaculate Condition Throughout
- Gas Central Heating
- Upstairs Bathroom & Downstairs Cloakroom
- South Facing Garden
- EPC -
- Garage & Driveway
- Open Plan Living

Garrett Crescent, Leiston

An Immaculate three bedroom semi-detached house with garage, driveway and south facing garden. 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: C



Tenure

Freehold

Outgoings

Council Tax Band Currently C

Services

Mains Gas, Water, Electricity & Sewage

Viewings

Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

Email: 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.

Entrance Hallway

A welcoming front door opens into a spacious entrance hallway, providing access to the cloakroom, reception areas, and staircase leading to the first floor.

Cloakroom

A modern cloakroom fitted with a WC, wash hand basin, heated towel rail, and a frosted window allowing natural light while maintaining privacy.

Open-Plan Reception Rooms

The current owners have thoughtfully removed internal walls to create an impressive open-plan living space, flooded with natural light. The living room seamlessly flows into the dining area and kitchen, creating an excellent layout for both family living and entertaining. A large front-facing window enhances the brightness of the room, while sliding patio doors from the dining area provide direct access to the garden. The dining space is centred around an attractive fireplace, adding warmth and character.

Kitchen

A stylish modern kitchen fitted with a range of base and wall-mounted units, offering ample storage and workspace. The sink is positioned beneath a window overlooking the rear garden, and a useful pantry cupboard provides additional storage. A water softener is installed beneath the sink.

Landing

The landing provides access to all bedrooms and the family bathroom. A side-facing window allows plenty of natural light, while loft access is available above.

Bedroom One

A spacious double bedroom featuring built-in wardrobe units and a window overlooking the rear garden.

Bedroom Two

A well-proportioned double bedroom with a window overlooking the front aspect.

Bedroom Three

A comfortable single bedroom with a front-facing window.

Bathroom

A beautifully modernised family bathroom comprising a large bath, walk-in shower, vanity unit with integrated wash hand basin and WC, heated towel rail, and a frosted window.

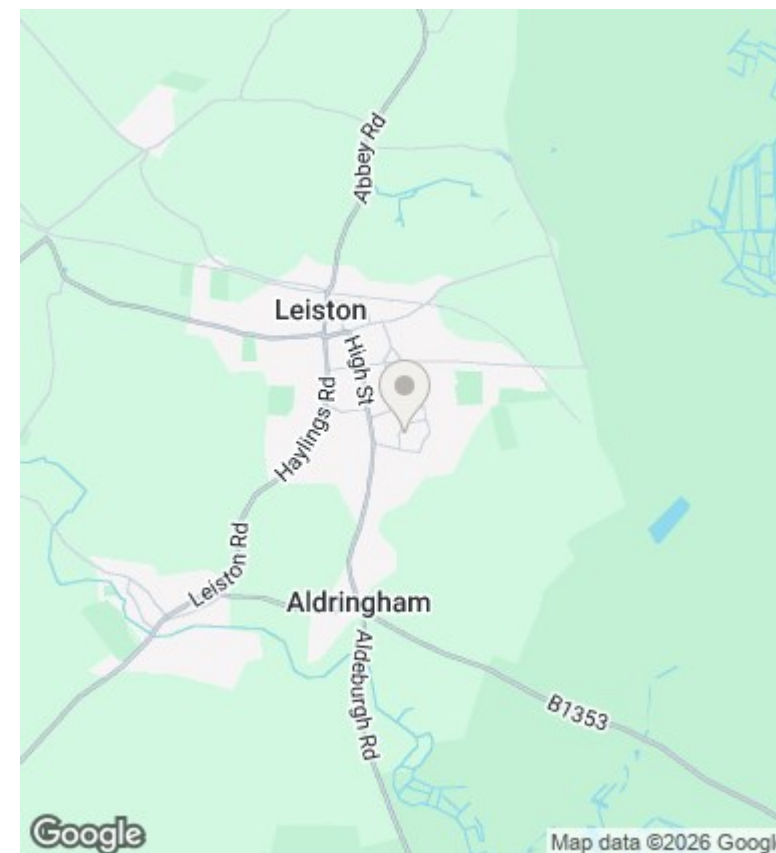
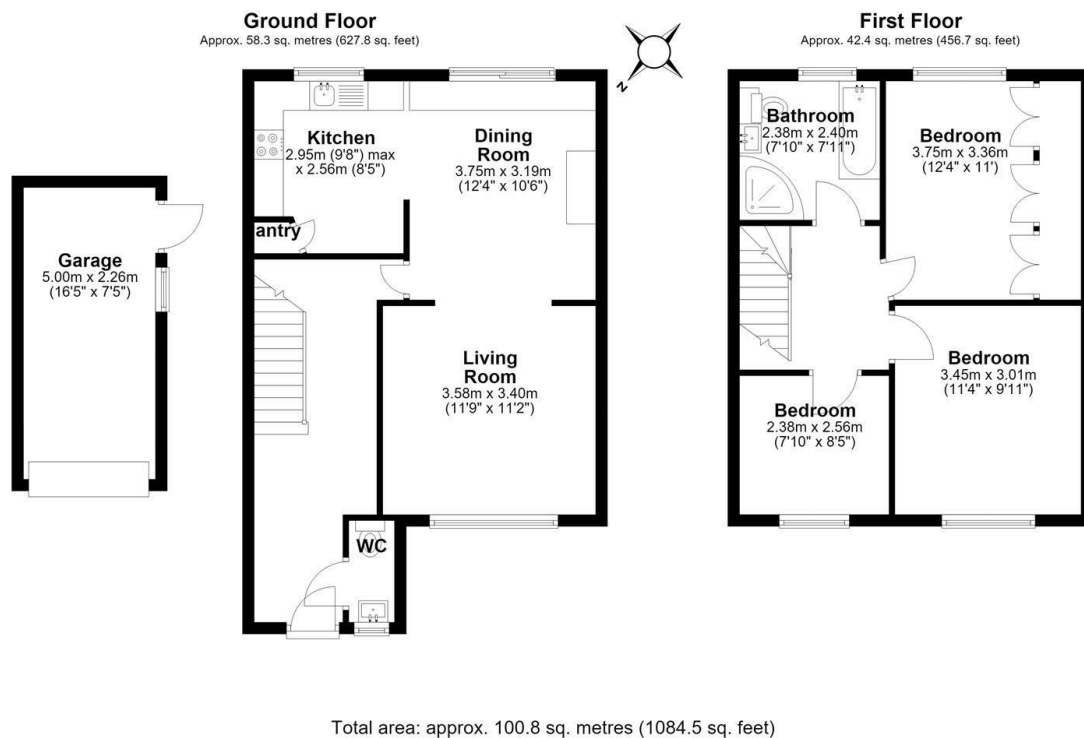
Outside

The property boasts an attractive frontage featuring a well-maintained lawn, decorative gabion rock cages, and a newly block-paved driveway providing off-road parking for multiple vehicles. The driveway leads to a garage equipped with both electricity and water supplies.

To the rear, the generous garden is arranged into two distinct sections. Immediately adjacent to the house is a delightful patio area, complemented by attractive garden features and a lawn, creating an ideal space for outdoor entertaining. Beyond this lies a further expanse of lawn, together with a greenhouse and garden shed.







Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law, Stamford Legal or Juno Property Lawyers Ltd 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 £299 for My Mortgage Planner, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal, £250 fee for Juno Property Lawyers Ltd 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) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Energy Efficiency Rating

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