

## Theberton, Leiston

Guide Price £299,000

- Charming Detached Cottage
- Bedroom and Bathroom
- Off Road Parking
- Countryside Location Close to the Coast
- Home Office/Studio
- Double Glazing & Electric Storage Heating
- Open Plan Living Room and Kitchen
- Private Cottage Garden
- EPC - D



# Church Road, Theberton

A detached single storey cottage of immense charm and character in this peaceful lane between Theberton and Eastbridge close to the Minsmere marshes. The popular village of Theberton lies close to the Suffolk Heritage Coast with the market town of Saxmundham five miles and Leiston three miles distant, both offering excellent shopping and schooling facilities. The A12 Great Yarmouth to London Road is about three miles distant giving easy access to London and the south, with a railway service from Saxmundham and Darsham to Lowestoft, Ipswich and London Liverpool Street. For those with leisure interests in mind the Heritage Coast area abounds with opportunities including birdwatching at the renowned RSPB Bird Sanctuary at Minsmere, cliff top walks at the Dunwich National Trust Reserve, music at the Snape Maltings Concert Hall and both sailing and golfing at Aldeburgh and Southwold.



Council Tax Band: B



## DESCRIPTION

A charming detached single-storey cottage, built in traditional red brick beneath a pantile roof, set back from the road behind a pretty cottage garden enclosed by a picket fence. To one side, a shingle driveway provides off-road parking and leads through double gates to a private paved courtyard. The entrance door opens into a light-filled conservatory, with casement doors, quarry-tiled floor, and ample space for use as a boot room and utility area.

The kitchen is fitted with a stylish range of base and wall units with woodblock work surfaces, an electric hob, and a high-level electric oven. It flows seamlessly into the living room, which continues the fitted storage and features a vaulted ceiling with exposed joists, windows overlooking the front garden, and a brick fireplace with pamment-tiled hearth housing a Yeoman multi-fuel stove.

From a central lobby, with airing cupboards, latch doors open to the bathroom and the double bedroom, which enjoys views of the rear garden through two windows.

## OUTSIDE

The property is approached through a pretty cottage garden enclosed by a picket fence, with a driveway providing off-road parking and gated access to a side courtyard and the main entrance. The courtyard continues through to the rear garden, where shingle pathways wind between a central lawn and planting areas. A modern garden room, complete with lighting, power points, and electric heating, offers a versatile space for work or leisure. Double-glazed patio doors open onto a paved terrace, perfectly positioned for outdoor dining and enjoying views over the garden.

## TENURE

Freehold.

## OUTGOINGS

Council Tax Band currently B.

## SERVICES

Mains electricity, water and drainage.

## 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 Ref: 20964/RDB.

## 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.





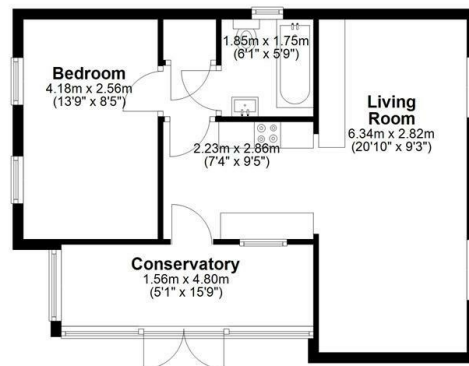




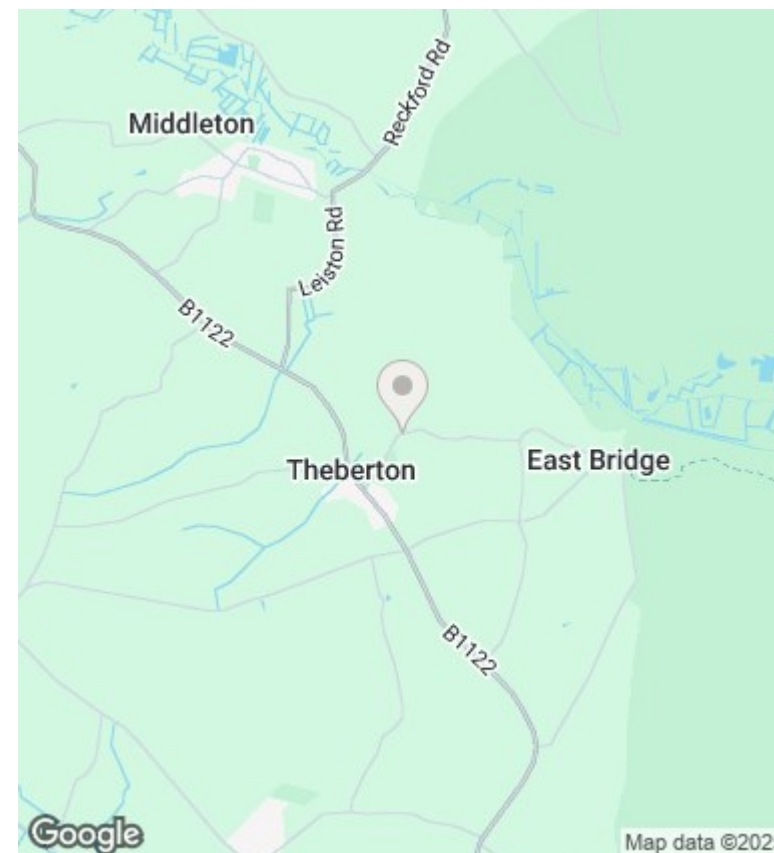




**Ground Floor**  
Approx. 58.3 sq. metres (628.0 sq. feet)



Total area: approx. 58.3 sq. metres (628.0 sq. feet)

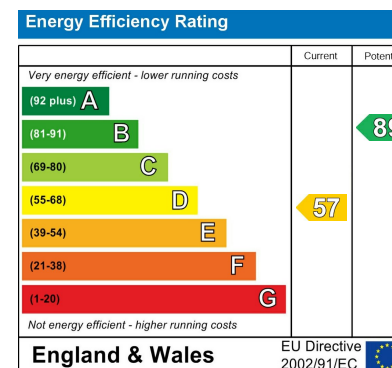


## Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)