



Leiston,

Guide Price £270,000

- Three Bedrooms
- Upstairs Bathroom
- Gas Central Heating
- Large Enclosed Garden
- Log Burner
- EPC - Awaiting
- Driveway & Garage (requiring replacement)
- Exceptional Condition

Andrew Close, Leiston

A fully modernised three bedroom semi-detached house with garage & driveway. 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: B



Tenure

Freehold.

Entrance Hallway

Entry to the property is via a glass porch, which houses a newly installed water softener, leading through to the main hallway. The hallway offers a warm and welcoming feel, complemented by carpeted flooring and a radiator.

Kitchen

The modern kitchen is fitted with a range of contemporary units, with a sink positioned beneath a double-glazed window overlooking the front elevation. It features hobs with extractor fan above, an integrated washing machine, double oven, and a fridge freezer. The gas combination boiler is neatly housed within a corner unit. A side door provides access to the driveway and garage.

Living Room

A lovely, cosy space centred around a charming log burner, creating a warm focal point to the room. Currently arranged as a living/dining area, the room benefits from a large double-glazed window overlooking the rear garden, as well as a second double-glazed window to the side elevation, making it dual aspect. There is a door providing direct access to the garden and a useful understairs cupboard for storage.

First Floor Landing

The landing provides access to all bedrooms and the family bathroom. There is a loft hatch leading to a recently insulated and fully boarded loft space, offering excellent additional storage.

Bedroom One

A spacious double bedroom with a double-glazed window overlooking the rear garden and a radiator beneath.

Bedroom Two

A further double bedroom with a double-glazed window overlooking the front elevation and a radiator below.

Bedroom Three

Currently used as a dressing room, this versatile space could serve as a bedroom, home office, or nursery. It features a double-glazed window overlooking the rear garden and a radiator beneath.

Bathroom

A modern and attractively finished bathroom comprising a bathtub with overhead double shower, WC, and wash basin. There is a frosted double-glazed window to the front elevation and a heated towel rail.

Outside

Off-road parking is available via the driveway and stoned frontage, with the driveway leading to the garage that requires renovation / replacement.

The property boasts a very large East/South-facing rear garden. Immediately outside the rear door is a wooden decking area, perfect for outdoor dining and entertaining, leading onto a generous lawn. To the side, there is a patio area and a shed providing additional storage.

Previous planning permission was granted for a substantial double wrap-around extension, including additional bedrooms and a studio in the rear garden (now expired), offering exciting potential for future development, subject to renewed consent.

SERVICES

Mains Gas, Electricity, Water & Sewage

Council Tax

Currently band B

Viewing Arrangements

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

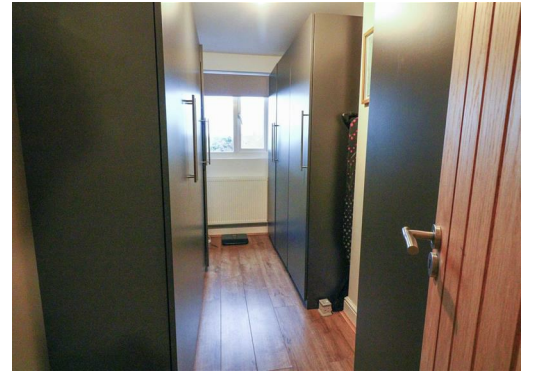
Email: leiston@flickandson.co.uk

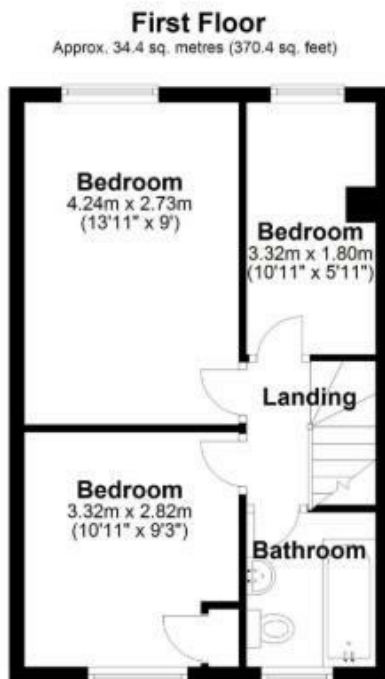
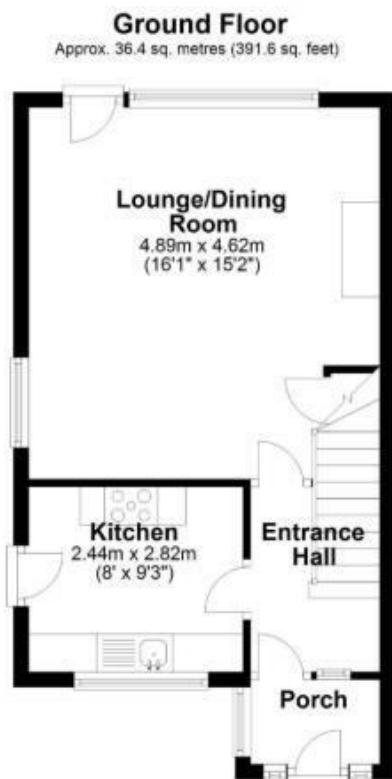
Tel: 01728 833785

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.







Total area: approx. 70.8 sq. metres (762.0 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to My Mortgage Planner for financial services, Fairweather Law 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 £75 for My Mortgage Planner, £200 fee for Fairweather Law 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	73	
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Energy Efficiency Rating

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