



Leiston,

Guide Price £290,000

- Four Bedrooms
- Off Road Parking Via Driveway
- Gas Central Heating
- Semi Detached Home
- Seperate Dining Room
- EPC - C
- Large Enclosed Garden
- Downstairs Cloakroom & Utility Room

St. Margarets Crescent, Leiston

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



DESCRIPTION

This beautifully extended four-bedroom semi-detached home, located in the quiet and desirable area of Leiston, has been thoughtfully extended to the side and rear, creating a spacious and practical living environment that's perfect for family life. From the moment you step through the front door, the house offers a warm and welcoming feel, with a generously sized hallway that sets the tone for the rest of the property.

The ground floor comprises several well-designed living spaces that cater to both functionality and comfort. The spacious kitchen is fully equipped, offering ample worktop space, modern fittings, and convenient access to the utility room, which provides additional storage and laundry space. Adjacent to the kitchen is a well-sized dining room, which is perfect for family meals, entertaining guests, or simply enjoying time together. The living room, which is a bright and airy space, creates a comfortable retreat for family members to relax and unwind.

In addition to these, the ground floor also features a handy downstairs W.C., offering added convenience for guests and family members alike. The thoughtful side and rear extensions have made a significant difference in the size and flow of the property, giving you more room to live comfortably.

Upstairs, the home continues to impress with four generously sized bedrooms, each accessed off the landing. These rooms provide plenty of space, whether it be for children, a home office, or a guest room. The master bedroom benefits from an abundance of natural light, creating a calm and relaxing atmosphere. The other three bedrooms are also spacious and versatile, ensuring that the entire family has their own space to enjoy.

The family bathroom is another standout feature of the home, offering a luxurious four-piece suite. The bathroom is thoughtfully designed with both practicality and relaxation in mind, featuring a bathtub, separate shower, toilet, and sink, making it the perfect place to unwind after a long day.

Outside, the property continues to impress with a large, enclosed garden to the rear. This private outdoor space is perfect for families, with plenty of room for children to play, hosting barbecues, or simply enjoying the tranquility of the garden. The front of the property features a driveway, providing off-road parking for multiple vehicles, as well as a well-maintained front yard, adding to the home's curb appeal.

Overall, this four-bedroom semi-detached home in Leiston offers a fantastic opportunity for family living, with its spacious interiors, thoughtful extensions, and ample outdoor space. With a perfect blend of modern amenities and a cozy atmosphere, it's ideal for those looking for a property that provides both comfort and practicality.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently B.

SERVICES

Mains gas, water and electricity.

VIEWING ARRANGEMENT

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

Email: leiston@flickandson.co.uk
Tel: 01728 833785 Ref: 20737/RDB.

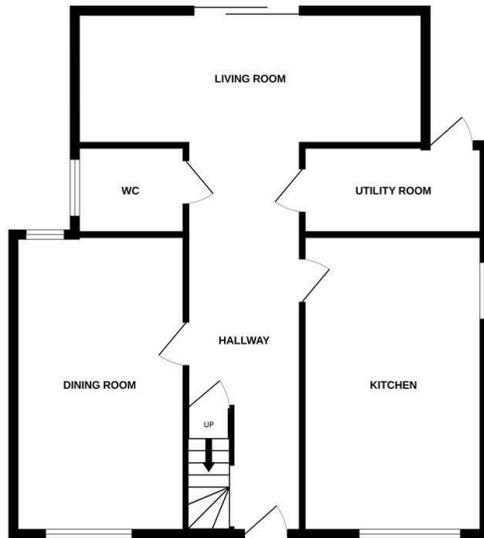
FIXTURES & FITTINGS

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.

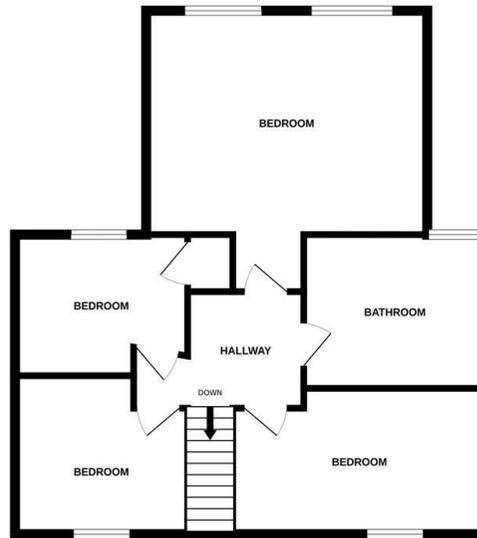




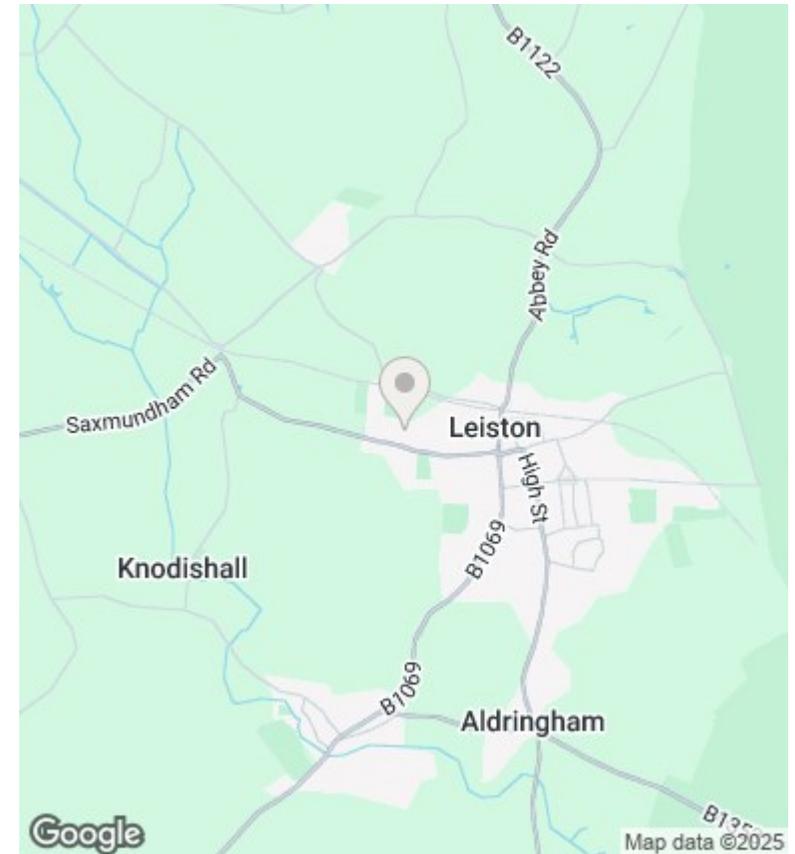
GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



TOTAL FLOOR AREA : 1485 sq.ft. (138.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, David James Wealth for wealth management, David Barney & Co and 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 20% of case sizes for Jigsaw Mortgages Ltd and David James Wealth, £100 referral fee for David Barney & Co, £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
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	83
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