



## Leiston,

Offers In Excess Of £450,000

- Five / Six Bedroom Detached House
- Immaculate Condition Throughout
- Solar Panels & Battery
- EPC - A, 101 Score !
- Bathroom, En Suite & Cloakroom
- Demanded Position within Development
- Garage & Driveway
- Built in 2022, Remaining NHBC Warranty

# Hodgson Avenue, Leiston

An Exceptional 5/6 Bedroom Detached Home with Driveway & Garage – Immaculate Throughout.

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: E



## Tenure

Freehold

## Overview

House Noire is a stunning, modern detached residence built in 2022, offering versatile and beautifully presented accommodation across two floors. Finished to an exceptional standard and enhanced with energy-efficient features including solar panels, battery and EV charging, this home combines contemporary comfort with stylish design.

EPC Rating of A and a score of 101 !

## Entrance Hallway

A bright and welcoming entrance hallway featuring a radiator and electric consumer unit. Stairs rise to the first-floor landing, with doors leading to the office/bedroom six, living room, cloakroom, and impressive kitchen diner.

## Office / Bedroom Six

A generously sized and versatile room currently arranged as a snug. Ideal as a home office, guest bedroom, or playroom. Radiator beneath a double-glazed window overlooking the front elevation.

## Living Room

A warm and inviting reception room featuring attractive wood panelling and a stylish media wall. Fibre optic connection is neatly boxed in the corner. A cleverly concealed radiator sits beneath a triple-glazed double window overlooking the front aspect.

## Cloakroom

Smartly finished and comprising WC, wash basin, radiator, and extractor fan.

## Kitchen Diner

The true heart of the home — an impressive space spanning the full width of the property. Flooded with natural light via double patio doors and two additional double-glazed windows overlooking the private rear garden. With no further housing beyond the rear boundary, the garden enjoys an excellent degree of privacy.

The kitchen is fitted with a range of base and eye-level units, electric oven with gas hob and extractor above, and dishwasher beneath the sink.

The dining area comfortably accommodates a large dining table and additional seating, with two radiators providing warmth.

## Utility Room

Accessed from the kitchen, with side door leading to the driveway and garage. Fitted with additional base and eye-level units, plumbing for a washing machine, radiator, and a gas combination boiler neatly housed in the corner.

## First Floor Landing

Doors to all bedrooms and family bathroom. Loft hatch access and useful storage cupboard.

## Bedroom One

A spacious principal bedroom with alcove ideal for wardrobe space. Triple double-glazed window overlooking the front elevation, radiator below.

## En Suite

Beautifully appointed with walk-in shower, WC, and wash basin. Radiator beneath frosted double-glazed window and extractor fan.

## Bedroom Two

A large double bedroom with radiator beneath double-glazed front-facing window.

## Bedroom Three

Double bedroom with double-glazed window overlooking the rear garden and open field beyond. Radiator below.

## Bedroom Four

Double bedroom with rear garden views and radiator.

## Bedroom Five

Single bedroom overlooking the garden with radiator below the double-glazed window.

## Family Bathroom

Stylish and well-finished, comprising bath with overhead shower, wash basin, WC, radiator, extractor fan, and frosted double-glazed window.

## Outside

The property enjoys an attractive frontage with lawned garden and established planting. The front door is approached via tiled pathways.

A driveway to the right-hand side provides off-road parking for two to three vehicles and leads to the large single garage. Side gate access to the rear garden.

The rear garden is a fantastic private space featuring a well-maintained lawn and expansive patio area with pergola.

The pergola creates the perfect outdoor entertaining space, centred around an external log burner. There is also a dedicated BBQ area with external power point. External lighting surround property are light sensitive & can even be controlled via remote or app.

## Garage

A large single garage with electricity supply, side access door to the garden, and double-glazed rear window. Ideal for storage, vehicle use, or primed for conversion (subject to necessary planning permissions).

### Additional Features:

- External 3-pin EV charging connection
- 15 solar panels
- Battery and inverter system

A compelling feature of this home is its strong sustainability profile, powered by a high-spec solar and battery system installed by E.ON in partnership with Impact Services. Fifteen solar panels work alongside a fully programmable battery to make the property effectively energy-self-sufficient for around seven months of the year, with exceptionally low running costs for the remaining months. The battery stores enough energy to power a five-bedroom family home for up to 12 hours and can be scheduled to purchase low-tariff electricity overnight, releasing it during peak times. Any surplus energy can be sold back to the grid, offering both environmental benefits and meaningful long-term savings—an attractive advantage for today's energy-conscious buyers.

### Outgoings

Council tax band currently E

### SERVICES

Mains Gas, Water, Electricity & Water

### Viewing Arrangements

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

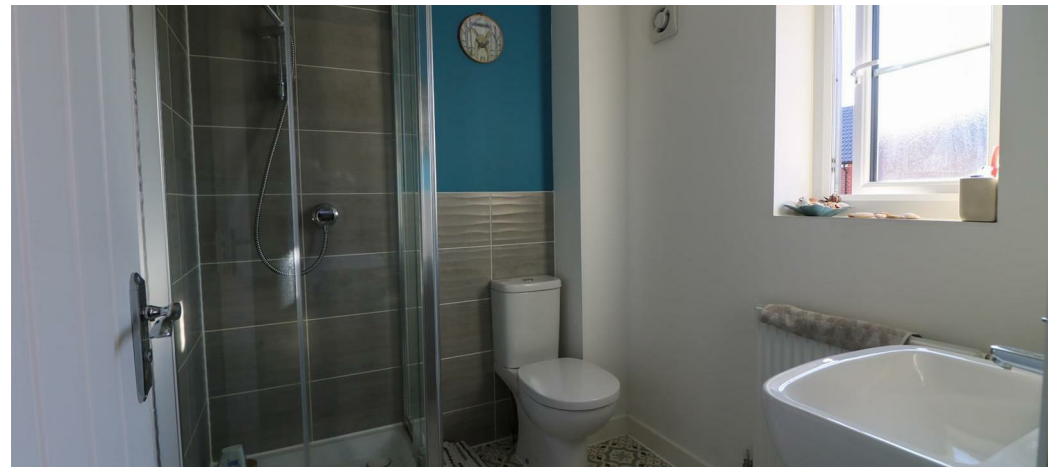
Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk)

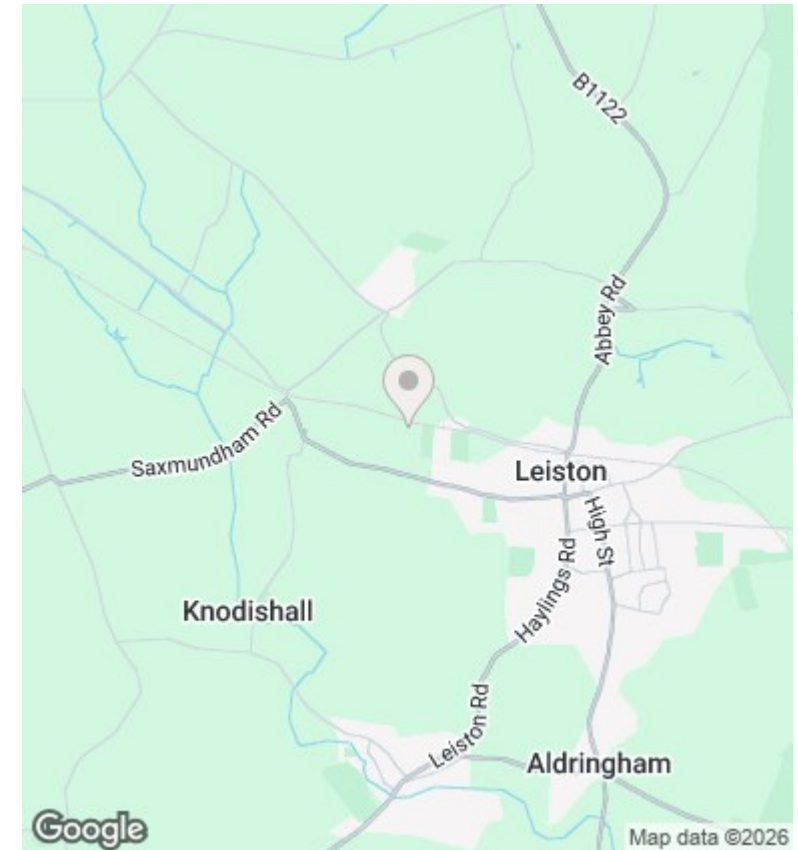
Tel: 01728 833785

### 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.







### 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		100+	100+
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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](http://www.epcregister.com)