



Leiston,

Offers In Excess Of £475,000

- Immaculate Detached Family Home
- Driveway & Garage
- Delightful Rear Garden
- Four Bedrooms
- Ample Utility Space
- Gas Central Heating
- Open Plan Reception Room
- Two Ensuites & Family Bathroom
- EPC - D

Aldeburgh Road, Leiston

A beautifully extended four bedroom detached family home with driveway and garage, situated in the popular town of Leiston. 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: D



DESCRIPTION

This beautifully extended and thoughtfully renovated four-bedroom home offers a perfect blend of versatile living spaces, high-quality finishes, and practical features—ideal for modern family life. Set back from the road, the property benefits from a generous shingle driveway with parking for multiple vehicle.

Step inside via a spacious and light-filled porch, complete with slate flooring and windows to the front elevation. The porch leads into a welcoming entrance hall with access to a handy downstairs cloakroom and staircase to the first floor.

At the heart of the home lies a stunning open-plan reception space, offering three flexible living zones. Currently arranged as a large formal dining area with an open fireplace, a cosy sitting room that features a charming log burner and opens seamlessly to the rear garden through double patio doors, making it perfect for both winter evenings and summer entertaining.

The stylish kitchen is well-equipped with a Bosch double oven, another Bosch oven, induction hob, extractor fan, integrated fridge-freezer, and sleek eye- and base-level units. A feature sink with a power hose tap completes the space, making it as functional as it is attractive.

A highlight of the home is the converted garage, now serving as a beautifully designed utility/kitchen extension. This space includes additional storage and worktops, an integrated dishwasher, sink, water softener, gas boiler, and updated immersion heaters—all under soft lighting with a window to the front elevation and access via an electric garage door.

A second utility room provides even more storage and functionality, with a washing machine, dryer, and rear garden access. A versatile playroom with side-facing window completes the ground floor accommodation.

Upstairs, the first-floor landing leads to four generously sized bedrooms, each with its own unique features. The principal bedroom includes a dressing area with fitted rails, wooden laminate flooring, and a luxurious en suite with walk-in shower, heated towel rail, and underfloor heating. The second bedroom also benefits from its own en suite and rear garden views. Two further well-proportioned bedrooms are served by a contemporary family bathroom featuring a bath, separate walk-in shower, and frosted window.

The private rear garden is a peaceful retreat, with a bricked patio, lawned area, large

shed with wood store, and built-in barbecue area. A timber-framed, fully insulated office with electric radiator and double aspect windows provides the perfect work-from-home setup.

This impressive property truly has it all—style, space, and substance—offering a rare opportunity to secure a superb family home in a desirable location.

GROUND FLOOR

The entrance porch is bright and welcoming, with slate flooring and front-facing windows. It leads to a central hallway with cloakroom, W/C, and stairs to the first floor.

A spacious open-plan reception area offers three light-filled spaces. Currently set up as a formal dining room with open fireplace which flows into a cozy sitting area with a log burner and French doors opening to the garden. Spotlights and large windows throughout create a bright, airy feel.

The modern kitchen includes a Bosch double oven and an additional oven with induction hob and extractor above. Integrated fridge freezer, and ample storage. A power-hose tap over the sink adds convenience.

A converted garage now serves as an additional prep or utility space with units, sink, integrated dishwasher, gas boiler, water softener, and updated immersion heaters. A window and electric door complete the setup.

The separate utility room includes a rear door to the garden, sink, washing machine, dryer, and storage. A playroom/snug with side window and radiator adds flexible living space.

FIRST FLOOR

Upstairs, the landing features a storage cupboard, loft access, and a front-facing window.

The principal bedroom offers a dressing area with hanging rails, wooden flooring, and a sleek en suite with underfloor heating, walk-in shower & heated towel rail. Bedroom two is a large double with rear views, wardrobe space, and its own en suite with shower, basin, W/C, and heated towel rail.

Bedrooms three and four are well-sized with front and rear views, respectively, and each includes a radiator.

The family bathroom features a walk-in shower, separate bath with handheld shower, W/C, basin, heated towel rail, and frosted front window.

OUTSIDE

A large shingle driveway provides off-road parking for multiple cars and leads to an electric garage door. Side access via a gate opens to a well-maintained rear garden with a lawn, bricked patio, barbecue area, and large shed with wood store.

At the side, a timber-framed, fully insulated garden room serves as an ideal home office or studio, with heating, spotlights, and windows to front and rear.

TENURE

Freehold.

OUTGOINGS

Council Tax Band currently D.

SERVICES

Mains gas, electricity, water and drainage.

VIEWING ARRANGEMENTS

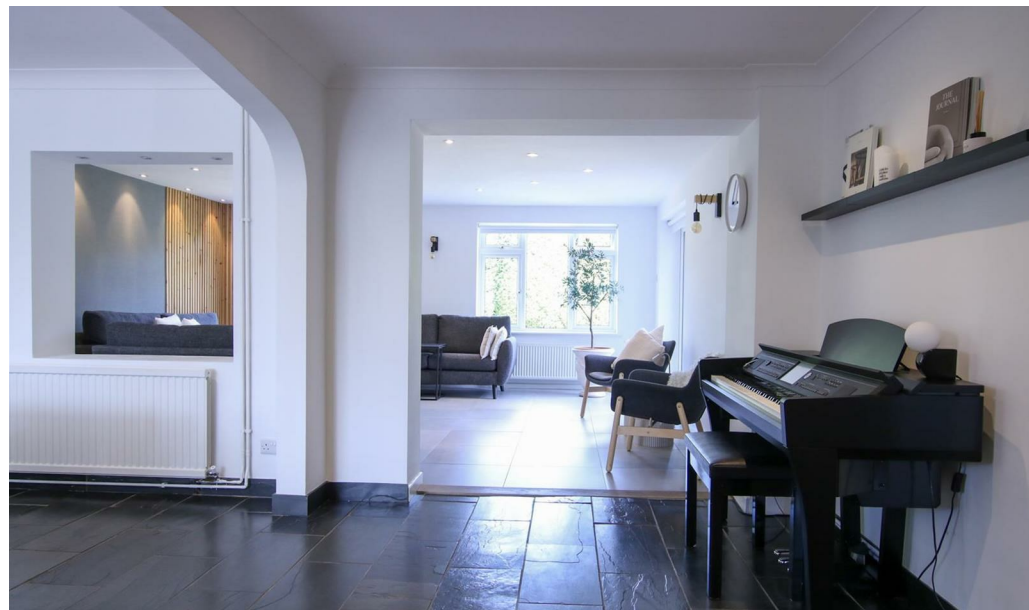
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view.

Email: leiston@flickandson.co.uk

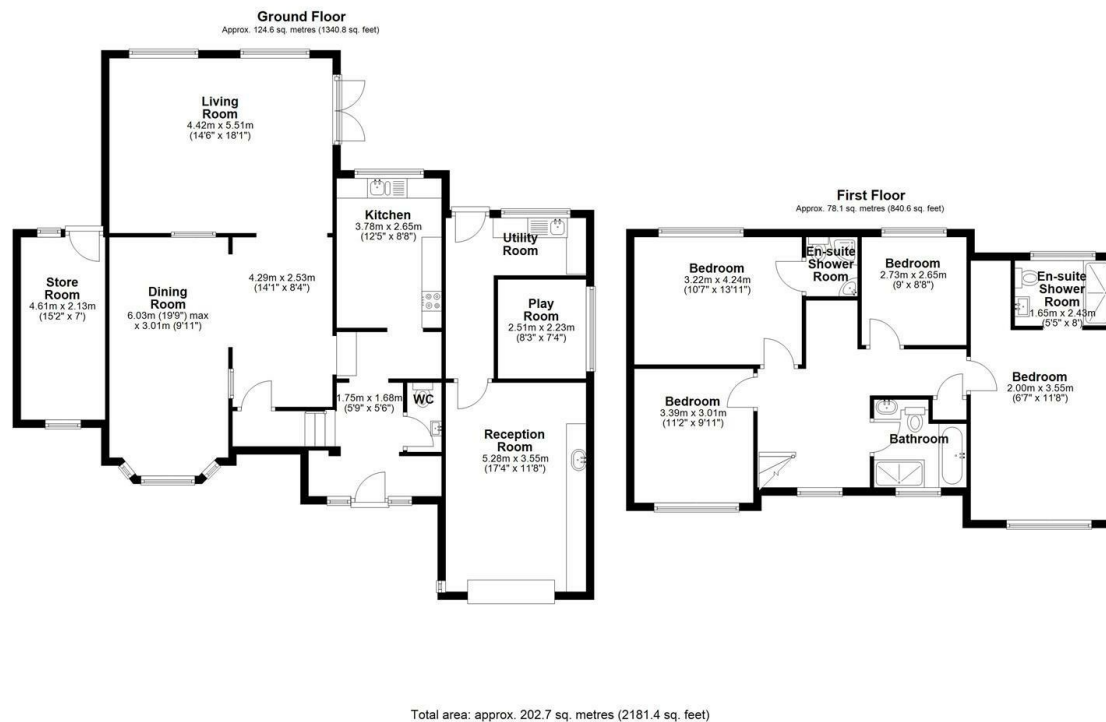
Tel: 01728 833785 Ref: 20880/RDB.

FIXTURES & FITTINGS

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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		
	68	79
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