



Leiston,

Guide Price £280,000

- Immaculate Modern Family home
- Attractive Hard Landscaped Rear Garden
- 2 Further bedrooms and Family Bathroom
- Gas Central Heating and Double Glazing
- Driveway and Integral Garage
- Excellent decorative Order Throughout
- Stylish Fitted Kitchen/Dining Room
- Principal Bedroom with Ensuite
- EPC - B

Johnsons Way, Leiston

A Stylish and Energy-Efficient Family Home with Beautifully Landscaped Garden

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: C



DESCRIPTION

This impressive modern semi-detached family home offers well-presented accommodation throughout, combined with excellent energy efficiency, gas central heating and double glazing. Ideally situated within a popular development on the western edge of Leiston, the property provides a comfortable and contemporary home with excellent access to local amenities and the surrounding Suffolk countryside.

The welcoming entrance porch opens into a spacious living room, which enjoys a pleasant outlook over the front of the property. From here, a connecting door leads into the hallway, where the staircase rises to the first floor and a convenient ground-floor cloakroom is located beneath.

To the rear of the home is a particularly impressive kitchen/dining room, fitted with an excellent range of storage units and work surfaces. Casement doors open directly onto the garden, creating a wonderful connection between the indoor and outdoor living spaces and making this an ideal room for both everyday family life and entertaining.

Upstairs, there are three well-proportioned bedrooms. The principal bedroom benefits from its own stylish en-suite shower room, while the second and third bedrooms enjoy views over the rear garden. These bedrooms are served by a contemporary family bathroom.

Outside, the front of the property features a private driveway providing valuable off-road parking and access to the integral garage.

The rear garden is a real highlight of the property. Professionally hard landscaped, it combines areas of attractive shingle with a circular patio and timber-edged raised borders, creating an inviting and low-maintenance outdoor space. A covered pergola provides a sheltered seating area, making this a lovely spot for relaxing, entertaining or enjoying the garden throughout the seasons.

TENURE

Freehold

OUTGOINGS

Council Tax band currently C

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: 21/RDB.

FIXTURES AND 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

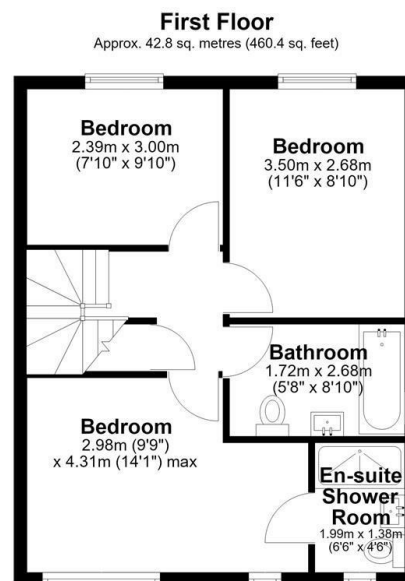
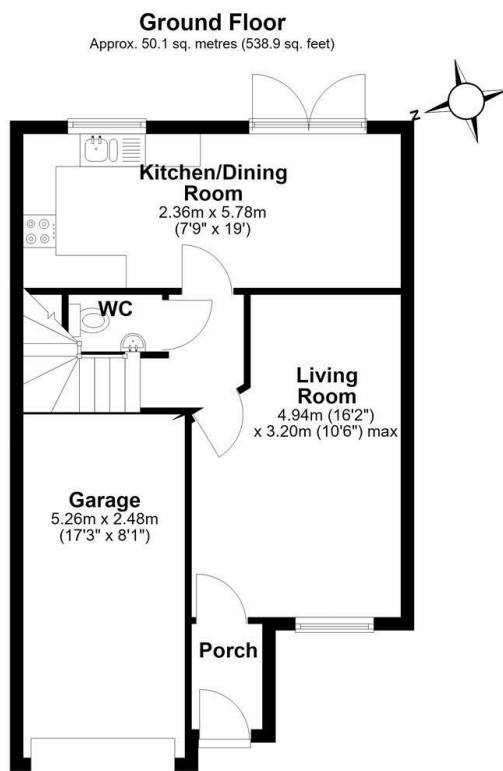
hereby make or give nor do Messrs Flick & Son nor does any Director or employee of Messrs Flick & Son have any authority to make or give any representation or warranty whatsoever, as regards the property or otherwise.

ANTI-MONEY LAUNDERING (AML) AND ID CHECKS

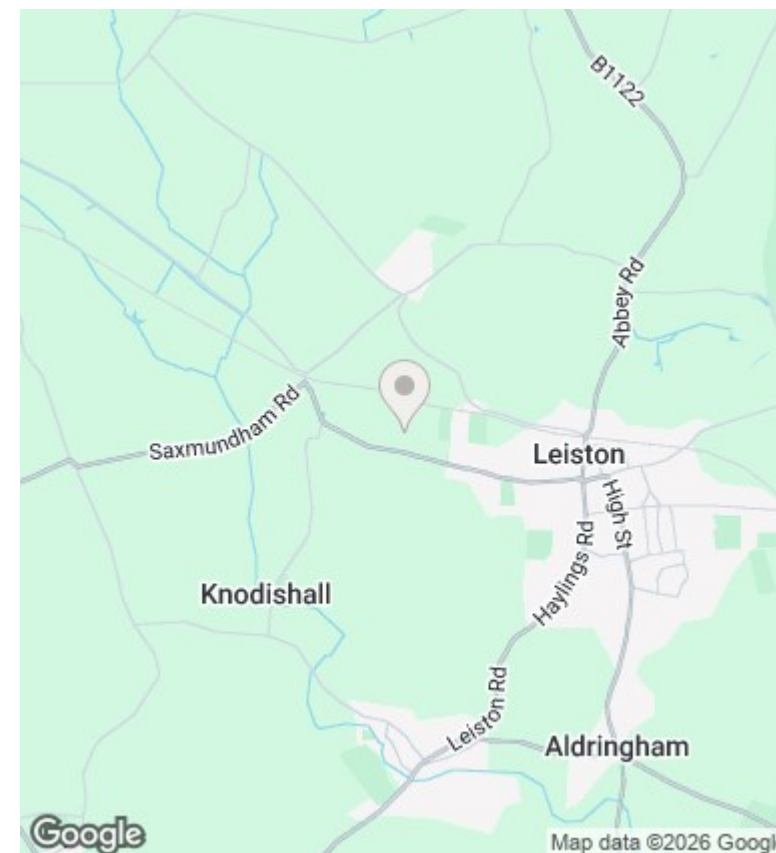
Under current legislation, estate agents are required to verify buyers' identities and establish the source of funding for all transactions. Upon acceptance of your offer and before we instruct solicitors to proceed with your purchase, we will carry out the necessary checks for which you will be charged £30 inclusive of VAT per applicant







Total area: approx. 92.8 sq. metres (999.2 sq. feet)

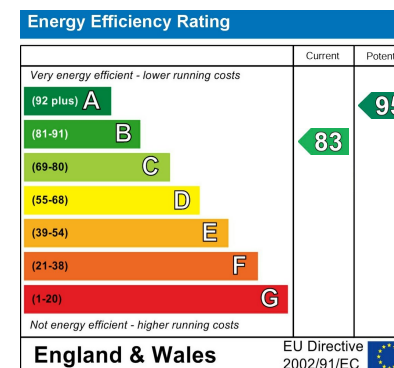


Conveyancing, Surveys & Financial Services

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

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