Flick & Son
Coast and Country

Leiston,

Guide Price £405,000

- Peaceful Cul De Sac Close Town Centre
- 1/2 Reception Rooms 3/4 Bedrooms
- Gas Central Heating and Double Glazing
- Ample off Road Parking and Garage
- Ground and First Floor Shower Rooms
- No Onward Chain
- Large South Facing Private Garden
- Fitted Kitchen and Utility
- EPC - D

High Street, Saxmundham, Suffolk, IP17 1AB
01728 633777

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Minden Drive, 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.

3 1 2 D

Council Tax Band: D

DESCRIPTION

Tucked away in a peaceful cul-de-sac yet just a short walk from the bustling town centre, this attractive detached chalet bungalow offers spacious and versatile accommodation, a generous wraparound private garden and excellent off-road parking. Offered for sale with no onward chain.

Set well back from the road and discreetly screened by mature trees and shrubs, the property enjoys a pleasantly secluded position. A private driveway provides ample parking and leads to a detached garage, with a pathway continuing to the front entrance.

The accommodation begins with a good-sized entrance porch opening into a spacious entrance hall, with stairs rising to the first-floor gallery landing.

On the ground floor are three versatile reception rooms, one of which could readily be used as a bedroom. The front reception room overlooks the driveway and features casement doors opening onto the garden. The principal living room is positioned to the rear and is a particularly attractive space, with white-framed patio doors and a deep window overlooking the gardens. An open brick fireplace provides a charming focal point.

Adjoining the living room is a kitchen/breakfast room, fitted with a range of storage cupboards, work surfaces and free standing oven, over looks the garden. A useful utility/boot room provides plumbing for a washing machine, houses the gas-fired heating boiler and benefits from a rear entrance door.

A further reception room, currently suitable for use as a ground-floor bedroom, is positioned at the front of the property with an adjacent shower room, providing useful flexibility for guests, family members or those seeking single-storey living.

Upstairs, the spacious gallery landing incorporates a useful study area beneath a roof light, together with a built-in airing cupboard. There are two generously proportioned double bedrooms, both enjoying attractive gable windows and views over the rear garden. A further shower room completes the first-floor accommodation.

Outside, the wraparound gardens are a particular feature of the property, providing a lovely degree of privacy and seclusion. The gardens are principally laid to lawn and enclosed by established hedging and mature shrubs, creating an attractive and wildlife-friendly setting. Further features include a wildlife pond, timber summer house and large timber store, with a hand gate providing access from the driveway.

The property benefits from gas-fired central heating and double glazing and is offered for sale with no onward chain.

This is a highly versatile home in a peaceful and private setting, while remaining within easy walking distance of the town centre and its range of shops, amenities and facilities.

TENURE

Freehold

OUTGOINGS

Council Tax Band currently D

SERVICES

Mains gas, electricity, water and drainage

VIEWING ARRANGEMENTS

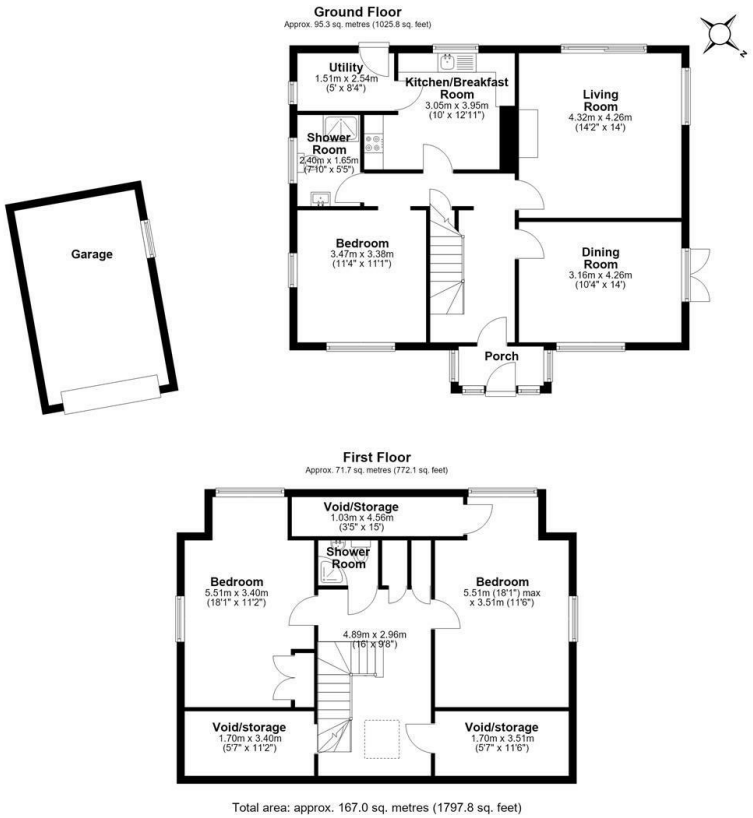
Please contact Flick & Son, 7 High Street, Leiston, IP16 4EL for an appointment to view. Email: leiston@flickandson.co.uk Tel: 01728 833785 Ref: 22013/RDB.

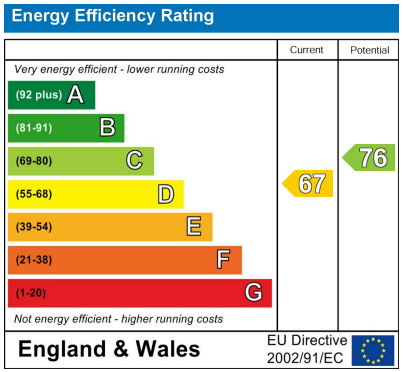
FIXTURES AND FITTINGS

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





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

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