



Leiston,

Guide Price £250,000

- Completed Chain
- Large Driveway
- Gas Central Heating
- Three Bedrooms
- Bathroom & Cloakroom
- EPC -
- Kitchen & Utility Room
- Gorgeous Garden

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:



Freehold

Utility

A practical utility room offering a wide range of cupboard space, with room for a fridge freezer, washing machine, and tumble dryer. A convenient downstairs WC is accessed directly from the utility room.

Kitchen

A spacious and well-appointed kitchen featuring a gas oven and hob, with space for a dishwasher and fridge. The property benefits from a brand new combination boiler installed in March 2026. There is ample storage throughout, including three large cupboards and additional under-stairs storage.

Dining Room

A good-sized dining room with plenty of space for a four-seater dining table, desk, and sideboard. A large double glazed window overlooks the garden, creating a bright and welcoming space.

Living Room

A bright and sunny living room featuring a large double glazed window overlooking the front garden. An electric fire provides an attractive focal point within this well-proportioned sitting room.

Landing

A bright landing area with a large frosted double glazed window allowing in plenty of natural light. Also benefits from a useful shelved storage cupboard.

Master Bedroom

A generously sized double bedroom with plenty of natural light. The room features a built-in wardrobe and a large double glazed window overlooking the front of the property.

Bathroom

The bathroom comprises a shower over bath, wash basin, and WC, along with a frosted double glazed window overlooking the rear garden.

Bedroom Two

A good-sized double bedroom with a built-in wardrobe and a large double glazed window overlooking the rear garden.

Bedroom Three

A comfortable single bedroom featuring built-in over-stairs storage, with plenty of room for a wardrobe and chest of drawers. A double glazed window overlooks the front of the property.

Garden

A fantastic-sized rear garden featuring a separate patio area, lawn, greenhouse, potting area, mature shrubs, and a tree. The garden also benefits from a shed and a lean-to storage area accessed from the utility room, complete with power, lighting, and a door leading onto the driveway.

Parking

Generous driveway parking with space for at least four vehicles.

SERVICES

Mains Gas, Water, Electricity & Sewage

Viewing

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

Email: 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		
(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		
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