



## Leiston,

Guide Price £380,000

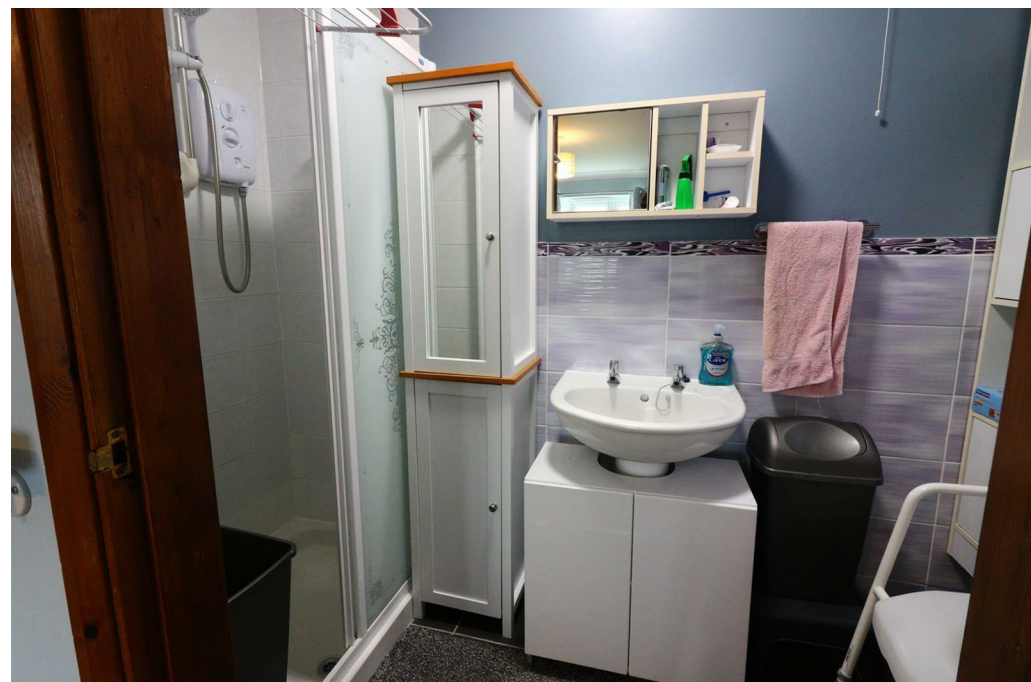
- No Onward Chain
- Beautiful Garden
- Gas Central Heating
- Three Double Bedrooms
- Garage & Driveway
- EPC - D
- En Suite & Bathroom
- Peaceful Position

# Holly Tree Close, Leiston

A fabulous three-bedroom detached bungalow with stunning garden and garage with driveway within a quiet, private close. 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



## TENURE

Freehold

## Overview

Set within an exclusive private close of just three individually designed bungalows, this attractive home was built in 2005 and occupies a generous plot in a peaceful position opposite St Margaret's Church. The property benefits from a south-easterly facing rear garden, creating a bright and inviting outdoor space.

## Accommodation

The thoughtfully arranged accommodation is well balanced and spacious throughout. An entrance lobby opens into a central hallway, leading to a dual-aspect sitting room featuring a character fireplace and French doors that open directly onto the garden. A separate dining room provides ideal space for entertaining, while the fitted kitchen/breakfast room is complemented by a useful utility room with side access.

The bedroom accommodation is equally well considered, with a dual-aspect principal bedroom enjoying an en-suite shower room. Two further double bedrooms both include fitted storage and are served by a modern double shower room. The bungalow is equipped with mains gas central heating and UPVC double glazing throughout.

## Outside

The front garden is neatly arranged with lawn and picket fencing, offering an attractive approach. The rear garden is a particular feature, comprising a spacious paved terrace, central lawn and well-stocked borders with a variety of established shrubs, ornamental plants and small trees. A single garage benefits from direct garden access, while the private driveway provides ample off-road parking.

## Council Tax

Currently band D

## SERVICES

Mains Gas, Drainage, Water & Electricity

## Viewing Arrangements

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

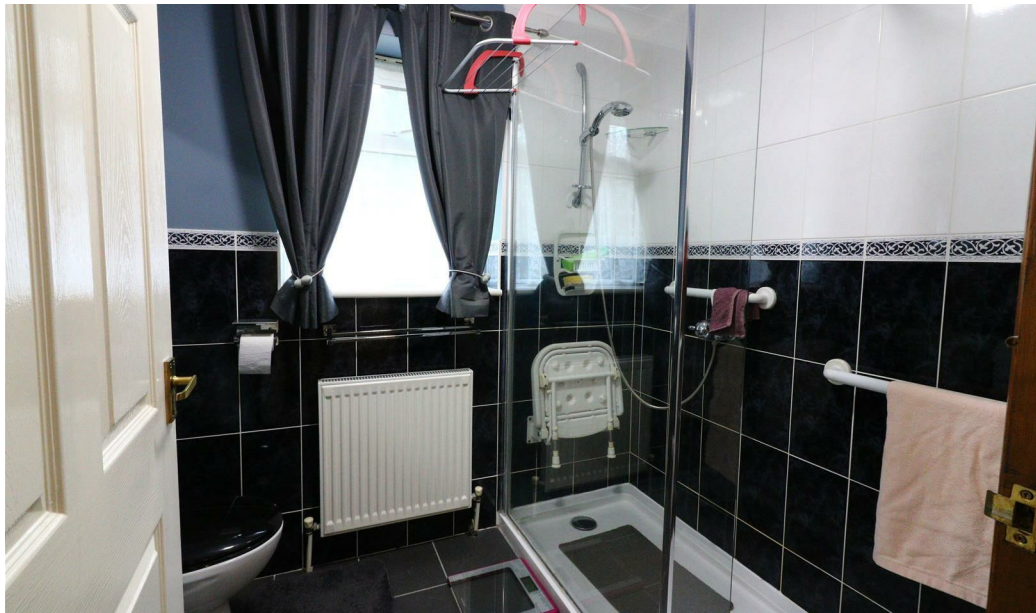
Email: [leiston@flickandson.co.uk](mailto:leiston@flickandson.co.uk)

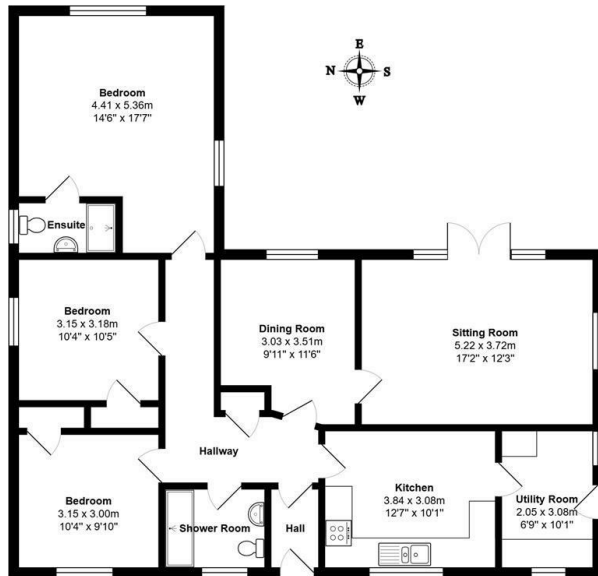
Tel: 01728 833785

## 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.







Total Area: 114.7 m<sup>2</sup> ... 1235 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

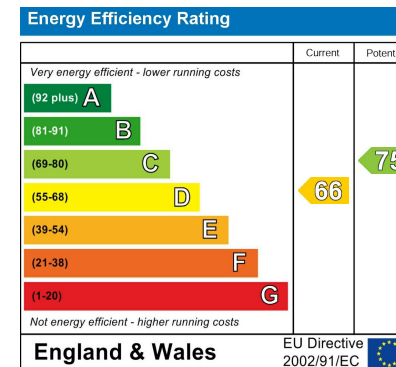


### Conveyancing, Surveys & Financial Services

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](http://www.epcregister.com)