



Leiston,

Guide Price £330,000

- Over Looking a Green
- Ensuite & Family Bathroom
- Double Glazing
- Stylish Family Home
- Covered Parking & Garage Conversion
- Fitted Kitchen/Diner
- 3 Bedrooms
- Gas Central Heating
- EPC - B

Foxglove End, Leiston

A modern linked-detached family home within walking distance from the town centre. 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

A linked detached family home situated on the ever popular Hopkins Homes at the southern edge of Leiston, walking distance to the town centre and a short drive to the coast at Thorpeness and Aldeburgh.. A driveway provides off road covered parking and access to the garage which has been converted into a store and games room opening onto the rear garden. The well planned accommodation with gas central heating and double glazing features an entrance hall with cloakroom, sitting room timber panelling and enclosed electric fire. Kitchen/dining room, fitted with a stylish kitchen complete with a feature panelled wall and casement doors open to the enclosed lawn garden. On the first floor there are three well proportioned bedrooms, the principal bedroom having an ensuite shower room, a family bathroom completes the accommodation.

ACCOMMODATION

ENTRANCE HALL

Staircase rising to the first floor landing with storage cupboard below.

CLOAKROOM

Fitted with a white suite comprising hand basin with mixer tap and tiled splash back and WC. Window to side elevation.

SITTING ROOM

Window to front and side elevations. Painted timber tongue & groove clad chimney breast with electric fire. Feature panel wall.

KITCHEN/DINING ROOM

Fitted with base and wall cupboards, work surfaces and single

drainer 1 ½ bowl stainless steel sink unit with mixer tap. Fitted appliances include electric oven and gas hob with cooker hood over. Window and casement doors open to the rear garden.

FIRST FLOOR

LANDING

Built in airing cupboard.

BEDROOM

Window to front elevation. Built in wardrobe.

ENSUITE

Fitted with a white suite comprising tiled shower cubicle, pedestal hand basin with mixer tap and tiled splash back. WC, and window to front elevation.

BEDROOM

Window to front elevation. Roof light to the rear.

BEDROOM

Window to rear elevation.

BATHROOM

Fitted with a white suite comprising panel bath with mixer tap and shower attached as well as an overhead shower. Wall hung hand basin with mixer tap. WC and wall tiling. Opaque window to the rear elevation.

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

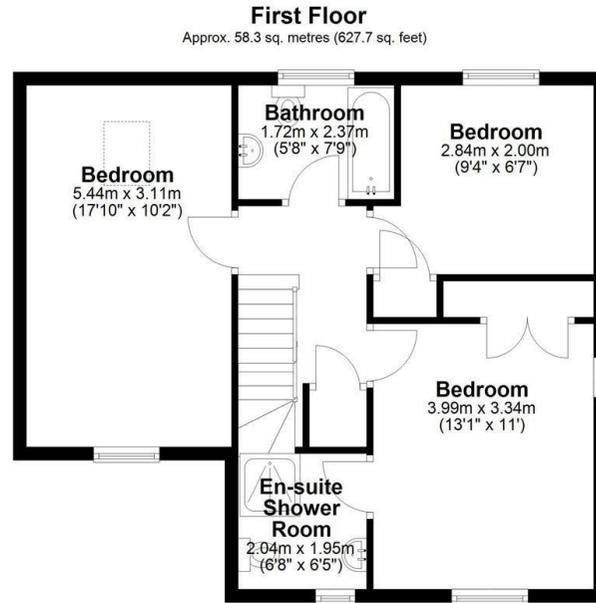
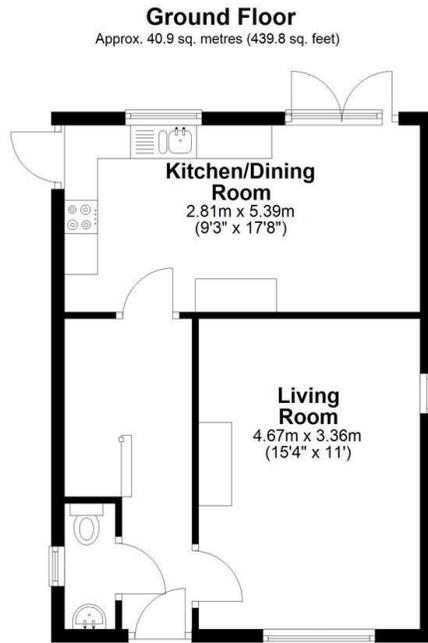
Tel: 01728 833785 Ref: 20815/RDB.

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: approx. 99.2 sq. metres (1067.5 sq. feet)



Conveyancing, Surveys & Financial Services

Flick & Son may refer clients to Jigsaw Mortgages Ltd for financial services, Fairweather Law and Stamford Legal 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 £50 for Jigsaw Mortgages Ltd, £200 fee for Fairweather Law referrals, £150 fee for Stamford Legal referrals, 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			94
(81-91) B		83	
(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