



Leiston,

Guide Price £325,000

- No Onward Chain
- Refurbished Kitchen with New Appliances
- New Cloakroom & Ensuite Shower Room
- EPC - B
- Driveway, Carport & Garage
- Three Bedrooms
- Sitting Room with Electric Stove
- Redecorated Throughout
- Newly Fitted Wardrobes
- Gas Central Heating & Double Glazing

Foxglove End, Leiston

A beautifully presented linked semi-detached family home having been recently extensively improved and 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: D



DESCRIPTION

A rare opportunity to purchase this beautifully presented three bedroom, semi detached family home and undergone an extensive programme of refurbishment, landscaped west facing garden on this popular development on the southern edge of Leiston within walking distance of the town centre. Built by Hopkins Homes, this immaculate home features a high level of insulation with gas central heating and double glazing has been completely redecorated and has new cloakroom, ensuite shower room, together with new kitchen appliances and fitted wardrobes. The accommodation is beautifully presented and comprises an inviting entrance hall, cloakroom, sitting room with elegant fireplace and new electric stove, double doors opening to kitchen/dining room having been refurbished with new integrated appliances and casement doors open to the hard landscaped garden. On the first floor are three bedrooms, The master having a refitted en-suite shower room, bedrooms 2 and 3 having new fitted wardrobes. A family bathroom completes the accommodation. Viewing is essential to fully appreciate this quality family home.

ACCOMMODATION

ENTRANCE HALL

Staircase to first floor with cupboard below.

CLOAKROOM

New white suite comprising hand basin with storage below and W.C. Opaque window.

SITTING ROOM

Window to front elevation. Elegant fireplace with electric stove. Double doors opening to:

KITCHEN/DINING ROOM

Fitted with a stylish range of base and wall mounted units, work tops and integrated sink unit with mixer tap. New integrated appliances and

external water softener. Window and casement doors open to the rear garden. Tiled floor.

FIRST FLOOR

LANDING

Built in Airing cupboard.

BEDROOM

Window to front elevation. Built in wardrobes.

ENSUITE

White suite comprising of pedestal wash hand basin, boarded shower cubicle and low-level W.C. Opaque window to front elevation.

BEDROOM

Dormer window to front elevation. Roof light to rear. Fitted wardrobes.

BEDROOM

Window to rear elevation. Built in wardrobes.

BATHROOM

White suite comprising hand basin with storage cupboard below, panel bath with mixer tap, low-level W.C. Wall tiling. Obscure double-glazed window.

OUTSIDE

Shared private road accessed from Foxglove End leading to a COVERED DRIVEWAY and GARAGE with up & over entrance door, power points, lighting and side entrance door opening to the REAR GARDEN. A beautifully hard landscaped garden paved patio pathways interspersed with beds awaiting planting of the buyers choice.

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: 20895/RDB.

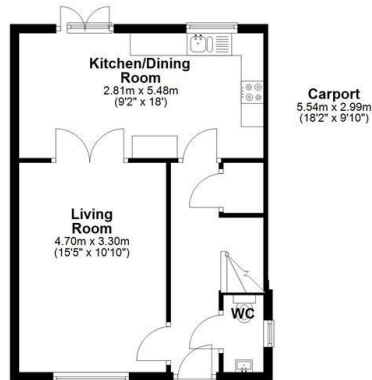
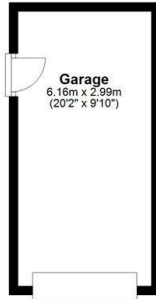
FIXTURES & FITTINGS

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.



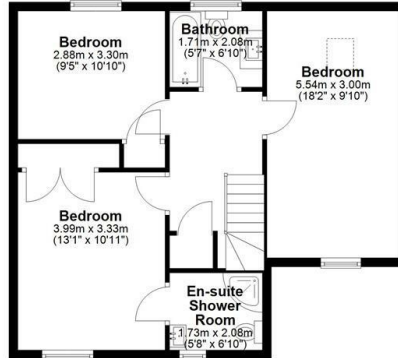


Ground Floor
Approx. 77.2 sq. metres (831.0 sq. feet)

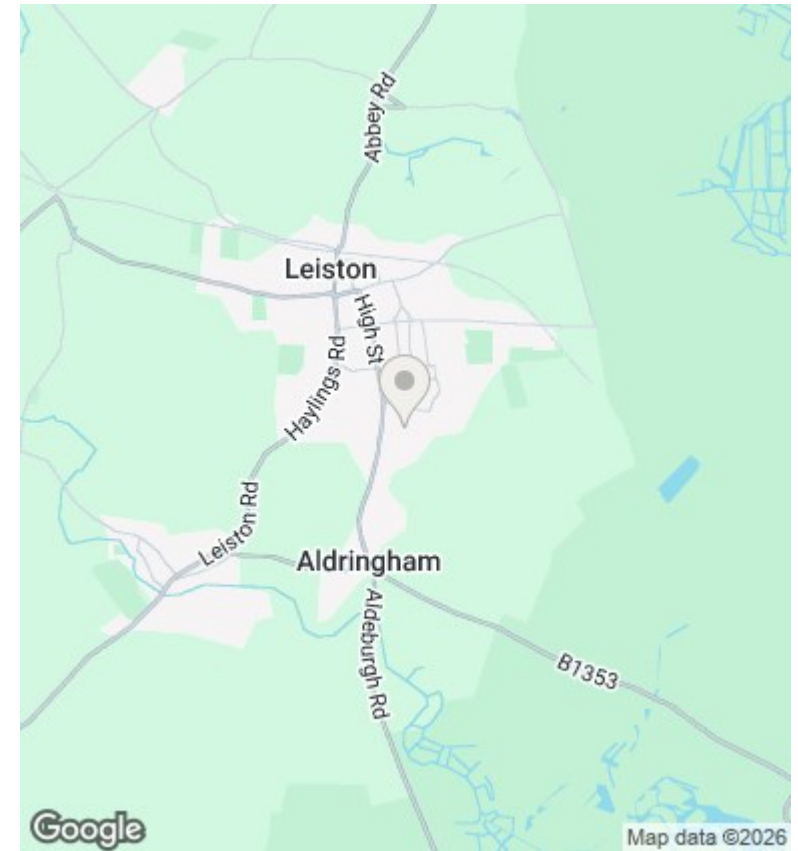


Carport
5.54m x 2.99m
(18'2" x 9'10")

First Floor
Approx. 58.9 sq. metres (634.4 sq. feet)



Total area: approx. 136.1 sq. metres (1465.5 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		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			94
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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