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Westbrook Drive, Leiston, Suffolk,
IP16 4WS
Asking Price £420,000

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- Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- 26ft Kitchen/Breakfast/Family Room
- Utility Room
- Bathroom & En-Suite Shower Room
- Off-Road Parking for Two Vehicles
- Detached Garage
- South-Facing Rear Garden
- Double-Glazing & Gas Central Heating

This stunning five-bedroom detached house, located on a popular residential development on the outskirts of Leiston, benefits from a block-paved driveway providing off-road parking for two vehicles, detached garage, beautiful south-facing rear garden, double-glazing, and gas central heating.

As agents, we highly recommend the earliest possible internal viewing to fully appreciate the exceptional standard and generous proportions of the accommodation on offer. The ground floor comprises a welcoming entrance hall providing access to a cloakroom, spacious sitting room, versatile snug/study, and an impressive 26ft open-plan kitchen/breakfast/family room, which forms the heart of the home, with a separate utility room leading off.

Upstairs, the first floor offers five bedrooms, one of which benefits from an en-suite shower room, together with a contemporary family bathroom.

Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh, approximately 6 miles from Snape Maltings and approximately 5 miles from RSPB Minster. Home to the Long Shop Museum, Leiston has a good range of shops and amenities for all ages including a Co-op supermarket, chemists, hardware stores, a post office, doctors and dentist surgeries, a primary and secondary school, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast-food takeaways. The town is served by a regular bus service to outlying



villages and beyond and with Saxmundham's railway station only four miles away, Ipswich and London are easily accessible. You can also explore the 14th century Leiston Abbey ruins.

Outside – Front: The frontage has shrub borders flanking a path leading to the front door which has a canopy porch above. A block-paved driveway provides off-road parking for two vehicles in front of the garage, and a gate to the side leads to the south-facing rear garden.

Detached Garage: 23'11" x 10'10" (7.3m x 3.3m) Up and over door, power and light connected, access to the loft via a pull-down ladder, and a pedestrian door opening out to the rear garden.

Entrance Hall: Radiator, vinyl flooring, staircase rising to the first floor, and doors providing access to:

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin with tiled splashback, along with a radiator, ceiling inset spotlights, extractor fan, and feature wallpaper.

Sitting Room: 16'2" x 10'8" (4.93m x 3.25m) Double-glazed window to the front aspect, a feature wall-mounted electric fire, and two radiators.

Snug/Study: 10'1" x 8'3" (3.07m x 2.51m) Double-glazed window to the front aspect, a radiator, and vinyl flooring.

Kitchen/Breakfast/Family Room: 26'7" x 10'9" (8.1m x 3.28m) This spacious open plan room forms the heart of the home and makes a great entertaining area. The kitchen is fitted with a range of eye and base units, square edge work surfaces with matching upstands, and a stainless-steel sink and drainer with filtered drinking water tap. Integrated



appliances include a dishwasher, Electrolux double oven and induction hob with extractor hood above and stainless-steel splashback. There is a water softener, space for a fridge freezer, a peninsular island incorporating a breakfast bar creating a seamless divide between the kitchen and family area, vinyl flooring, a double-glazed window to the rear aspect, and a door leading to the utility room. The family area has a double-glazed window to the rear aspect, a set of double-glazed French doors opening out to the south-facing rear garden, a radiator, and vinyl flooring.

Utility Room: The utility room has matching eye and base level units, square edge work surface with matching upstand, space for a washing machine and tumble dryer, a radiator, vinyl flooring, wall-mounted Logic boiler, which

is serviced annually, and a double-glazed door opening out to driveway.

First Floor Landing: Built-in cupboard, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One: 12'5" x 11' (3.78m x 3.35m) Double-glazed window to the front aspect, a radiator, built-in floor-to-ceiling double wardrobe with mirrored sliding doors, and a door leading to:

En-Suite Shower Room: A three-piece suite comprising a corner shower enclosure, low-level WC and pedestal hand wash basin, along with a radiator, tiled walls, wall-mounted mirror, and double-glazed opaque window to the front aspect.

Bedroom Two: 14'5" x 8'3" (4.4m x 2.51m) Double-glazed window to the front aspect and a radiator.



Bedroom Three: 10'1" x 8'9" (3.07m x 2.67m) Double-glazed window to the rear aspect and a radiator.

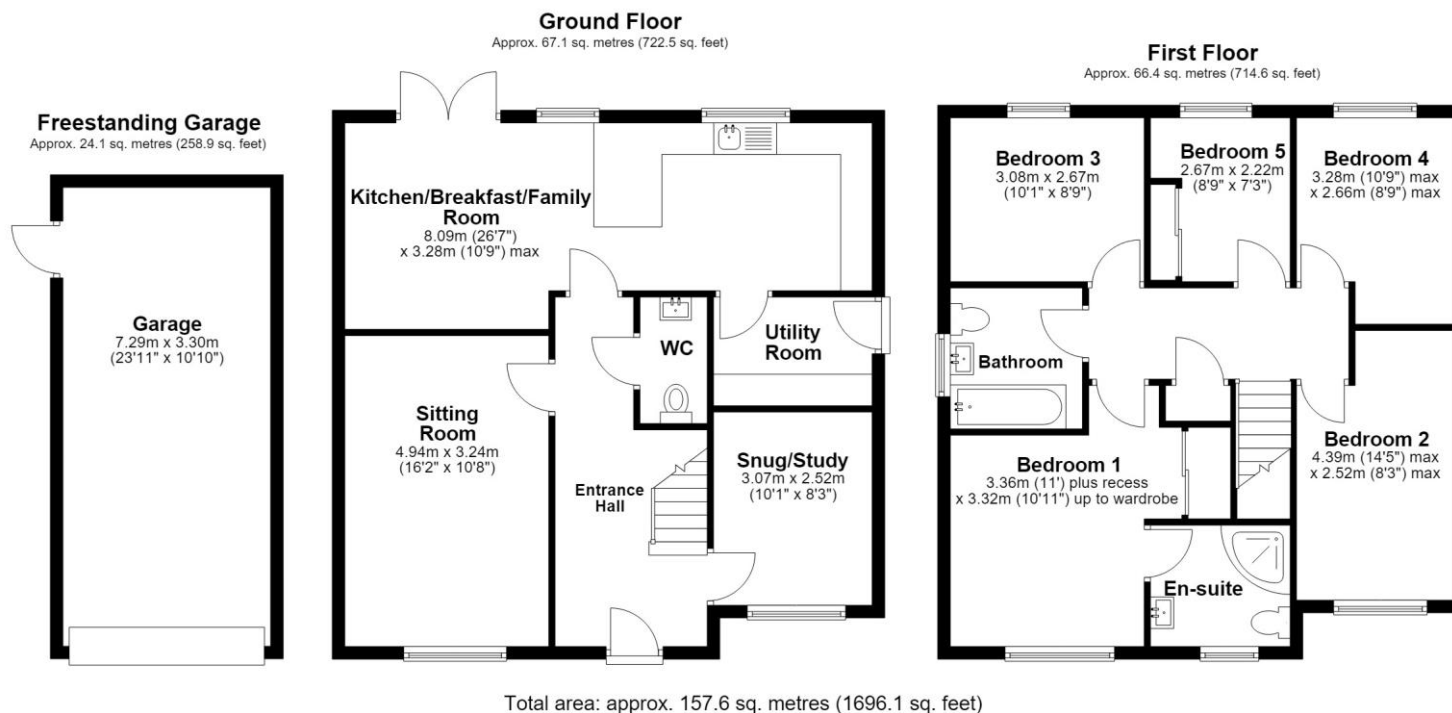
Bedroom Four: 10'9" x 8'9" (3.28m x 2.67m) Double-glazed window to the rear aspect and a radiator.

Bedroom Five: 8'9" x 7'3" (2.67m x 2.2m) Double-glazed window to the rear aspect, a radiator, and built-in floor-to-ceiling double wardrobe with mirrored sliding doors. This is currently being used as a dressing room.

Family Bathroom: A three-piece suite comprising a bath with Mira shower over and shower screen, low-level WC and pedestal hand wash basin, along with a radiator, part tiled walls, extractor fan, ceiling inset spotlights, and double-glazed window to the side aspect.

Outside – Rear: A particular selling feature of this beautiful home is the delightful south-facing rear garden,

which has been thoughtfully designed to provide an attractive and private outdoor space. Predominantly laid to lawn, it is well-stocked with an abundance of established flowers, shrubs and trees including olive, cherry, silver birch and rowan. An extensive patio terrace provides the perfect setting for alfresco dining and entertaining, while additional features include a raised vegetable garden, outside tap, lighting and power, and a plumbed-in water butt. A shed, discreetly positioned out of sight, benefits from power and lighting, and there is a personal door to the garage. The garden is fully enclosed by panel fencing, with a pathway encircling the lawn and a useful screened side storage area, ideal for wheelie bins.



Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.



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Attributes

5 Bedrooms, 2 Bathroom, 2 Reception,

EPC Rating: B

Council Tax Band: E



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