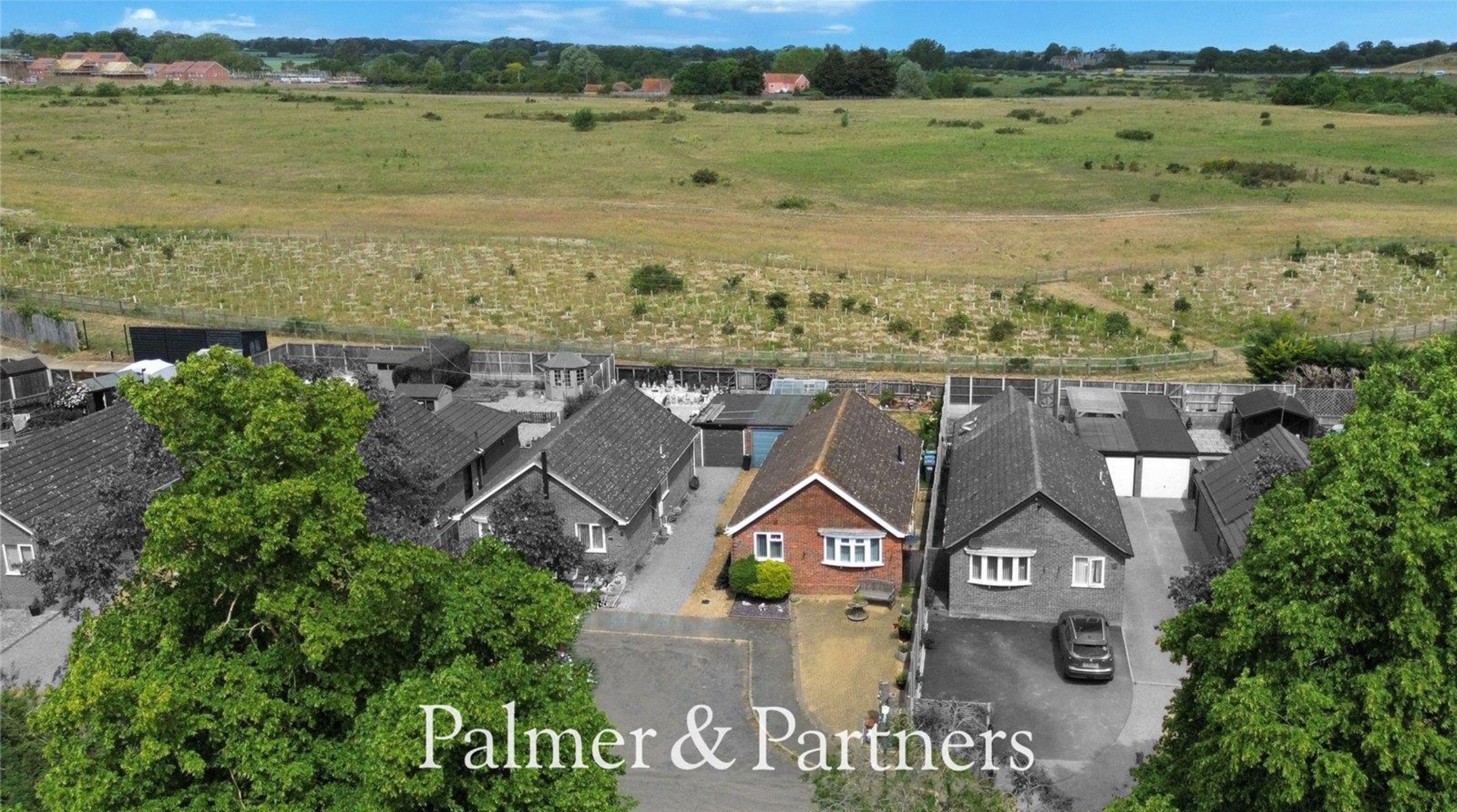




Palmer & Partners



Carr Avenue, Leiston, Suffolk, IP16
4AT
Asking Price £277,500

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- Rarely Available
- Two-Bedroom Detached Bungalow
- Refitted Kitchen & Shower Room
- 20ft Living/Dining Room
- Detached Garage
- Off-Road Parking for Three Cars
- Low-Maintenance Rear Garden Backing onto Fields
- Double-Glazing & Gas Central Heating

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A rare opportunity to purchase a two-bedroom detached bungalow situated at the end of a quiet no-through road within walking distance of Leiston's amenities. The current owners have lived here for eight years and have improved the property to a very high standard over the years. The bungalow benefits from a detached garage, sizeable driveway providing off-road parking for three cars, low-maintenance rear garden which backs onto fields, double-glazing, and gas central heating. The accommodation comprises an

entrance hall, two bedrooms, a refitted kitchen with most of the appliances being integrated, a stylish refitted shower room, and a 20ft living/dining room.

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 Minsmere. 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 is block-paved with a flint border housing mature shrubs and a sizeable single driveway provides off-road parking for three cars. There is access to the rear garden from both sides and a detached garage.

Detached Garage: Manual up and over door, pedestrian door opening out to the rear garden, and there is power and light connected.

Entrance Hall: Radiator, coved ceiling, access to the loft, and a built-in cupboard with hanging



rail and shelving. Doors provide access to:

Bedroom One: 12'8" x 11'9" (3.86m x 3.58m) Double-glazed window to the front aspect, a radiator, and coved ceiling with ceiling fan.

Bedroom Two: 11'9" x 7'2" (3.58m x 2.18m) Double-glazed window to the front aspect, a radiator, and coved ceiling.

Kitchen: 11'1" x 9' (3.38m x 2.74m) The kitchen has been refitted with a range of stylish eye and base units with drawers, wood-effect work surfaces, one-and-a-half bowl stainless steel sink and drainer, and metro tile

splashbacks. Integrated appliances include a fridge freezer, slimline Indesit dishwasher, Zanussi microwave and oven, Zanussi four-ring gas hob and an extractor hood, with space and plumbing for a washing machine. There is a water softener, cupboard housing the boiler, double-glazed window to the side aspect, and a double-glazed door opening out to the side.

Shower Room: A stylish refitted three-piece suite comprising a corner shower enclosure, low-level WC and vanity hand wash

basin with storage beneath, along with a heated towel rail, part tiled walls, coved ceiling, and an opaque double-glazed window to the side aspect.

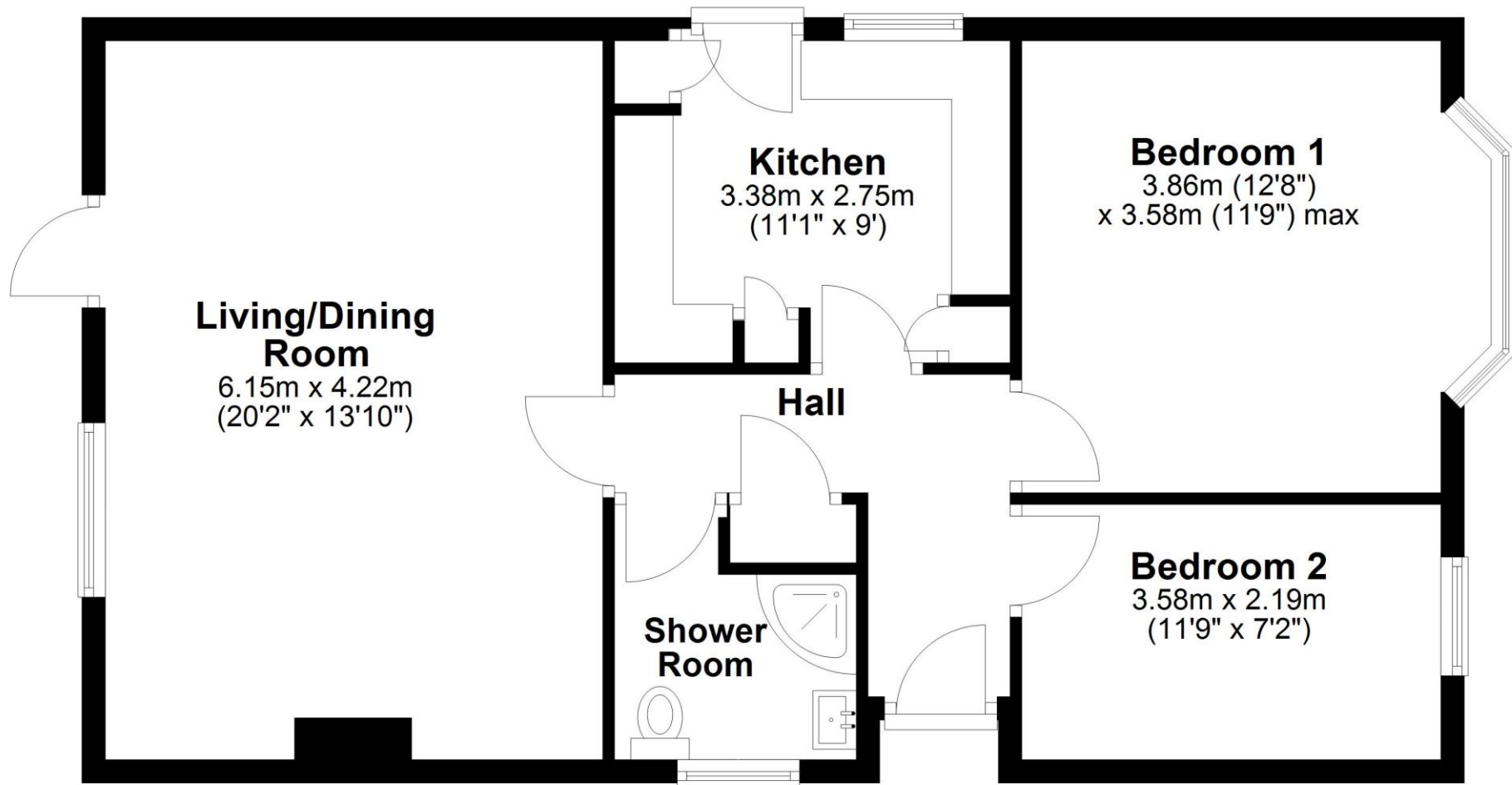
Living/Dining Room: 20'2" x 13'10" (6.15m x 4.22m) Double-glazed window to the rear aspect, double-glazed door opening out to the rear garden, two radiators, feature fireplace in the living area, coved ceiling, and the living area is laid to carpet with the dining area having a laminate floor.

Outside – Rear: The good size low-maintenance garden backs

onto fields and has an artificial lawn with door to the garage, outside power socket, tap and courtesy light, and a low-retaining wall. A step leads to the remainder of the garden, which is laid to lawn with slate flowerbeds and is enclosed by fencing. There is a raised decked area with balustrade and a greenhouse.

Ground Floor

Approx. 69.6 sq. metres (748.7 sq. feet)



Total area: approx. 69.6 sq. metres (748.7 sq. feet)

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.



Attributes

2 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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