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The Gables, Leiston, Suffolk, IP16 4UZ
Asking Price £270,000

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- No Onward Chain
- End of Terrace House
- Three Double Bedrooms
- Field Views from Front Bedrooms
- New Kitchen/Breakfast Room, WC & Shower Room
- Carport With Parking Space
- Landscaped Rear Garden
- Double-Glazing & Gas Central Heating



This beautifully presented three-bedroom end of terrace home, set within an exclusive development on the outskirts of Leiston, has been significantly enhanced by the current owners, including the installation of a brand-new kitchen/breakfast room, cloakroom, and shower room. Offered with no onward chain, the property also benefits from a carport with parking space, a tastefully landscaped rear garden, field views from the front bedrooms, double-glazing, and gas central heating.

As agents, we strongly recommend early internal viewing to appreciate the quality of accommodation on offer. The layout comprises a spacious entrance hallway, a superbly refitted kitchen/breakfast room with integrated appliances, a stylish newly fitted ground floor cloakroom, and a generous sitting room with French doors opening onto the garden. The first floor provides a landing, a contemporary newly fitted shower room, and three well-proportioned double bedrooms.

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 low-maintenance frontage is enclosed by charming picket fencing with established shrub borders, and the double-glazed front door is sheltered by a canopy porch.

Entrance Hall: The spacious hallway features a radiator, a



staircase rising to the first floor with an understairs recess, and doors leading to the kitchen/breakfast room, sitting room, and cloakroom.

Kitchen/Breakfast Room: 13'9" x 11'3" (4.2m x 3.43m) Beautifully refitted, the kitchen offers a contemporary selection of eye and base units with wood-effect work surfaces, a one-and-a-half-bowl stainless steel sink and drainer, and tiled splashbacks. Integrated appliances include a fridge, freezer, dishwasher, Neff washing machine, Neff oven/microwave combi, and a four-ring gas hob with extractor hood. The space is enhanced by a radiator, inset spotlights, and a

double-glazed window overlooking the front.

Cloakroom: A stylish refitted two-piece suite comprising a low-level WC and vanity hand wash basin with storage beneath and tiled splashback, along with a radiator and opaque double-glazed window to the rear aspect.

Sitting Room: 16'6" x 13'9" (5.03m x 4.2m) Double-glazed window to the rear aspect, double-glazed French doors opening out to the rear garden, and a radiator.

First Floor Landing: Airing cupboard housing the Ariston hot water system, access to the loft,



and doors to the shower room and bedrooms.

Shower Room: A stylish refitted three-piece suite comprising a large walk-in shower enclosure, close-couple WC and vanity hand wash basin with storage beneath and tiled splashback, along with a radiator and a double-glazed window to the rear aspect.

Bedroom One: 13'9" x 11'7" (4.2m x 3.53m) Double-glazed window to the rear aspect and a radiator.

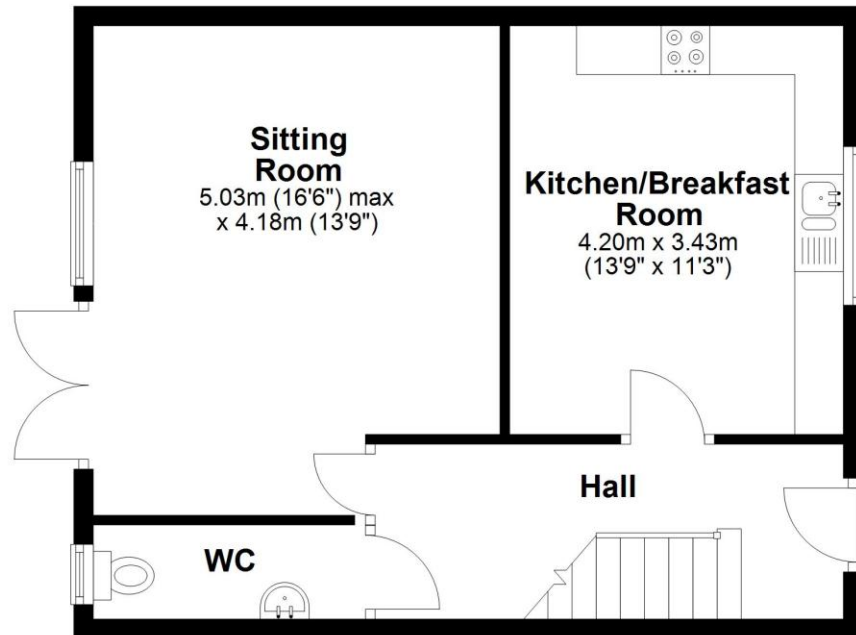
Bedroom Two: 13'5" x 10'4" (4.1m x 3.15m) Double-glazed window to the front aspect with field views and a radiator.

Bedroom Three: 9'9" x 9' (2.97m x 2.74m) Double-glazed window to the front aspect with field views and a radiator.

Outside – Rear: The good-sized, private rear garden has been thoughtfully landscaped by the current owner and is fully enclosed by panel fencing, with a pedestrian gated access to the rear. It features a generous patio with seating areas, a well-maintained lawn, and an array of flowers, shrubs, and mature trees. A garden shed provides useful storage.

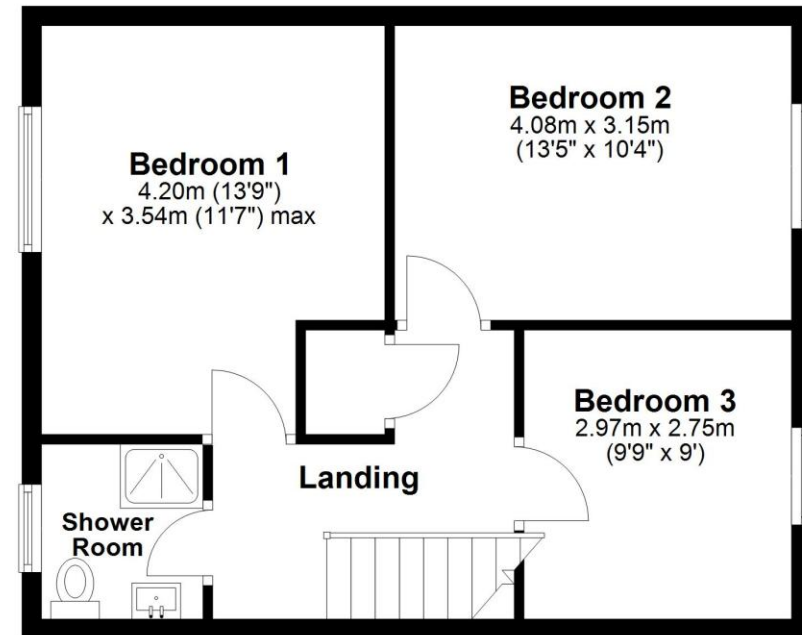
Ground Floor

Approx. 47.0 sq. metres (506.0 sq. feet)



First Floor

Approx. 47.5 sq. metres (511.6 sq. feet)



Total area: approx. 94.5 sq. metres (1017.6 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.



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Attributes

3 Bedrooms, 1 Bathroom, 1 Reception,

EPC Rating: C

Council Tax Band: C



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