



Palmer & Partners



Quakers Way, Leiston, Suffolk, IP16

4LH

Asking Price £235,000

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com

- No Onward Chain
- Semi-Detached House
- Three Bedrooms
- Two Reception Rooms
- Sizeable Rear Garden
- Double-Glazing & Gas Central Heating



Tucked away down a quiet and very popular residential cul-de-sac in Leiston lies this three-bedroom semi-detached house which is being sold with no onward chain. The property benefits from a sizeable rear garden, double-glazing, and gas central heating. The accommodation comprises an entrance hall, study/storeroom, dual aspect sitting room, kitchen, first floor landing, three bedrooms, and a 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 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 garden is laid to lawn with an established tree and path leading to the double-glazed front door.

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

Study/Storeroom: 7'5" x 5'5" (2.26m x 1.65m) Double-glazed window to the rear aspect and a radiator.



Sitting Room: 17'4" x 10'8" (5.28m x 3.25m) A dual aspect reception room with double-glazed windows to the front and side, two radiators, and a feature fireplace.

Kitchen: 11'6" x 10'5" (3.5m x 3.18m) The kitchen has base units with roll edge work surfaces incorporating a sink and drainer, space for appliances, radiator, wall-mounted Baxi boiler, walk-in understairs cupboard housing the consumer unit, double-

glazed window to the rear aspect, and double-glazed door opening out to the rear garden.

First Floor Landing: Built-in cupboard which is shelved, access to the loft, and doors providing access to the bedrooms and bathroom.

Bedroom One: 12'1" x 9'5" (3.68m x 2.87m) Double-glazed window to the front aspect, a radiator, and built-in open wardrobe with hanging rail.



Bedroom Two: 10'8" x 9'5" (3.25m x 2.87m) Double-glazed window to the rear aspect, a radiator, and built-in open wardrobe.

Bedroom Three: 9'5" x 7'9" (2.87m x 2.36m) Double-glazed window to the side aspect and a radiator.

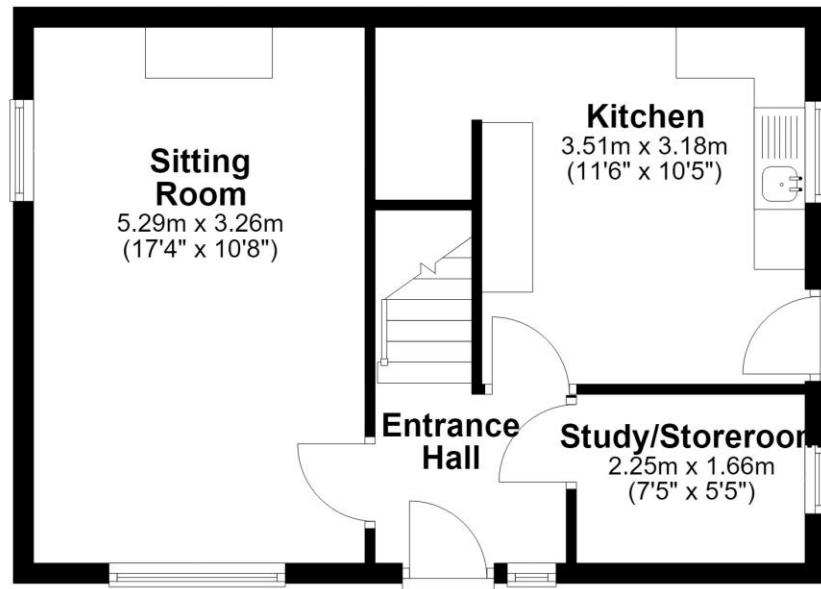
Family Bathroom: A three-piece suite comprising a bath with Tritan shower over, low-level WC and pedestal hand wash basin, along with a radiator, opaque double-glazed

window to the rear aspect, and an opaque double-glazed panel.

Outside – Rear: The garden is a particular selling feature and is extensively laid to lawn with stone borders, a wooden shed, and is fully enclosed by panel fencing.

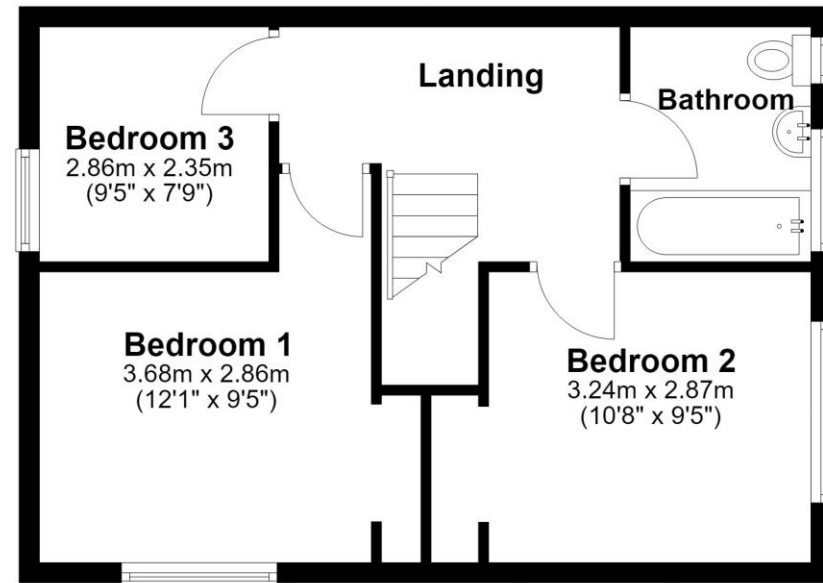
Ground Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 81.2 sq. metres (874.2 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

3 Bedrooms, 1 Bathroom, 2 Reception,

EPC Rating: D

Council Tax Band: C



2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ

01473 211705

suffolk@palmerpartners.com

Palmer & Partners

The leading independent agents in Essex & Suffolk

palmerpartners.com