



Palmer & Partners



Howard Drive, Leiston, Suffolk, IP16
4WR
Asking Price £325,000

Palmer & Partners

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- Hopkins Homes Build
- Ideal Investment Property
- Property Is Only Five Years Old
- Accommodation Arranged Over Three Floors
- Three Bedrooms
- En-suites To Two Of The Bedrooms
- Bathroom & Downstairs Cloakroom
- Double Glazing
- Larger Than Average South Facing Rear Garden
- Garage & Driveway

This Hopkins Homes property was built just five years ago and is situated on a popular development in the town of Leiston and benefits from a garage, driveway, double-glazing and larger than average south facing rear garden. The end of terrace three bedroom property has spacious accommodation which is arranged over three floors and viewing is essential to appreciate the versatile accommodation on offer which comprises hallway, downstairs cloakroom, living room and kitchen/diner on the ground floor, to the first floor are two bedrooms,

one with an en-suite and a family bathroom whilst to the second floor is a third bedroom with an en-suite.

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: Hedgerow and pathway leading to the double-glazed entrance door into:

Hallway: Dado rail, stairs rising to the first floor, radiator, vinyl flooring, understairs storage cupboard and door to:

Downstairs Cloakroom: Double-glazed window to the side aspect, two-piece suite comprising low flush WC and pedestal hand wash basin with tiled splashback and radiator.

Living Room: 16' x 10'11" (4.88m x 3.33m) Double-glazed window to the front aspect, radiator and double doors into:

Kitchen/Diner: 8'6" x 17'7" (2.6m x 5.36m) Double-glazed window to the rear aspect and double doors



leading to the rear south facing rear garden, fitted with a matching range of eye and base level units and roll edge work surfaces, one and a half stainless steel sink and drainer with mixer tap, integrated dishwasher, integrated Neff oven with extractor over, space for fridge freezer, integrated washing machine, tiled flooring, tiled splashbacks and radiator.

First Floor Landing: Stairs rising to second floor, radiator and cupboard which houses the hot water system.

Bathroom: 8'4" x 6'9" (2.54m x 2.06m) Obscure double-glazed

window to the rear aspect, three-piece suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal hand wash basin and low flush WC, radiator, vinyl flooring and half height tiling to walls.

Bedroom: 10'1" x 15'4" (3.07m x 4.67m) Two double-glazed windows to the front aspect, radiator, built-in double wardrobes, carpeted, coving to ceiling and door to:

En-Suite: 4'7" x 6'4" (1.4m x 1.93m) Three-piece suite comprising single shower cubicle, wall mounted Mira shower and tiled

walls, low flush WC, pedestal hand wash basin, vinyl flooring, coving and extractor fan.

Bedroom: 8'11" x 10'6" (2.72m x 3.2m) Double-glazed window to the rear aspect and radiator.

Second Floor Landing: Radiator and door to:

Bedroom: 15'10" x 10'10" (4.83m x 3.3m) Velux window, double-glazed window to the front aspect, radiator, large walk-in wardrobe and door to:

En-Suite: 7'10" x 3'10" (2.4m x 1.17m) Three-piece suite comprising double sized shower enclosure with wall mounted shower and tiled

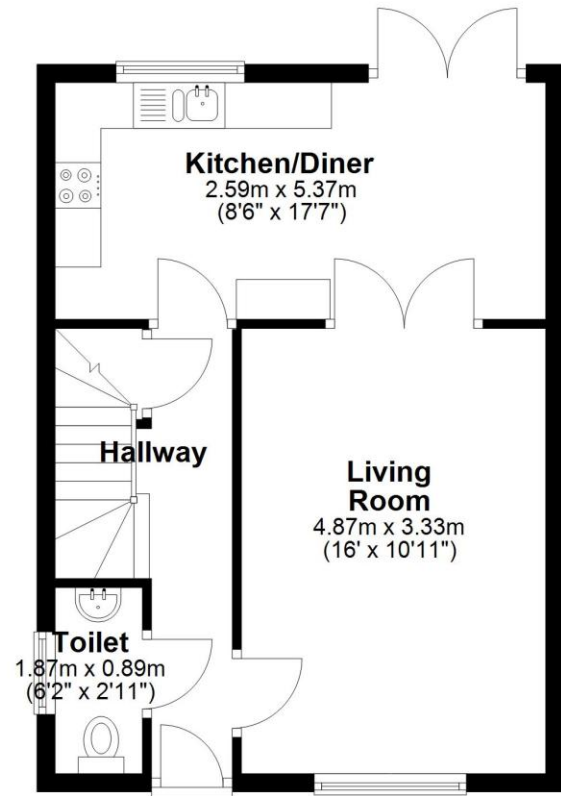
walls, pedestal hand wash basin and low flush WC, vinyl flooring, radiator, tiling to splashbacks and extractor.

Outside – Rear: The larger than average south facing rear garden with secluded seating area is fully enclosed by panel fencing, being predominately laid to lawn, there is a patio area and well stocked flower and shrub borders. There is gated side access, an outside tap and personal door into the garage.

Garage: Up and over door with power and light connected and personal door.

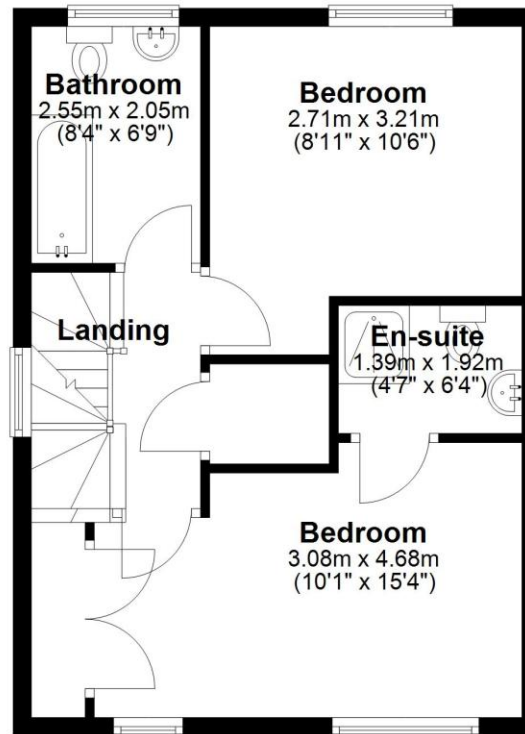
Ground Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



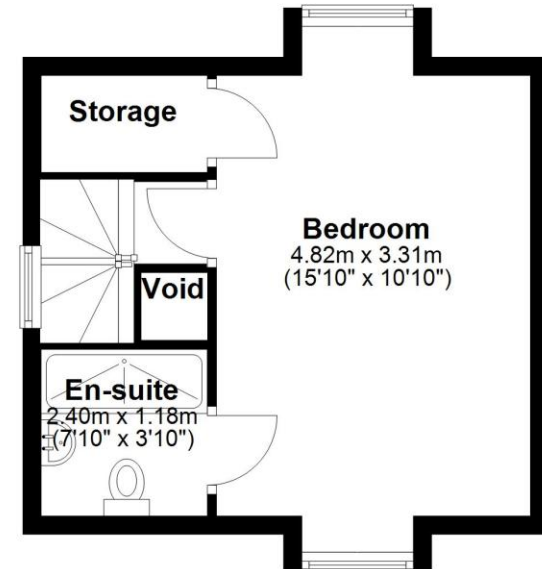
First Floor

Approx. 43.3 sq. metres (465.8 sq. feet)



Second Floor

Approx. 25.6 sq. metres (275.4 sq. feet)



Total area: approx. 109.2 sq. metres (1175.2 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.



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Attributes

3 Bedrooms, 3 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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