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Pump Cottages, Main Road,
Theberton, Leiston, Suffolk, IP16 4RA
Guide Price £300,000 to £315,000

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- No Onward Chain
- Semi-Rural Position
- Mid Terrace House
- Three Bedrooms
- Spacious Sitting Room
- 21ft Kitchen/Breakfast Room
- Refitted Shower Room
- Off-Road Parking
- Beautiful Rear Garden

This nicely presented three-bedroom mid terrace house is pleasantly situated in a semi-rural position in an exclusive close of just five properties. The property is being sold with no onward chain and comes with a driveway to the front providing off-road parking for one vehicle with additional visitor space opposite, a beautiful rear garden, double-glazing, and oil-fired central heating. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises entrance hall, ground floor cloakroom, sitting room, 21ft

kitchen/breakfast room, first floor landing, three bedrooms, and a refitted shower room.

Only 3 miles north of Leiston and just north of the ruins of Leiston Abbey, Theberton is a picturesque rural Suffolk village with a public house (The Lion), a thriving community and a charming, thatched church at its heart. From the village, you can walk through to RSPB Minsmere which is just one mile away which is perfect for birdwatchers. Serving the parish of Theberton and Eastbridge, St Peter's Church has features dating



back nearly 900 years and a beautifully painted interior.

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.

Entrance Hall: The hallway has a radiator, laminate flooring, staircase rising to the first floor with understairs recess, and doors lead to the cloakroom, sitting room and kitchen/breakfast room.

Cloakroom: A two-piece suite comprising a low-level WC and



hand wash basin with tiled splashback, along with a radiator and an extractor fan.

Sitting Room: 15'4" x 12'7" (4.67m x 3.84m) The bright and airy reception room features a large double-glazed picture window to the front aspect, two radiators, and a feature fireplace, with multi-panel glazed doors leading to:

Kitchen/Breakfast Room: 21'5" x 8'10" (6.53m x 2.7m) The kitchen is fitted with a range of matching eye and base units, roll edge work surfaces, one and a half bowl stainless steel sink and drainer, and tiled splashbacks. Integrated appliances include an electric oven and ceramic hob with

extractor hood over, with additional space and plumbing for a washing machine and slimline dishwasher. Further benefits include a radiator, laminate flooring, wall-mounted boiler, and ample space for a breakfast table and chairs. The room enjoys plenty of natural light from two double-glazed windows to the rear aspect along with double-glazed French doors opening out to the garden.

First Floor Landing: Radiator, coved ceiling, doors to the bedrooms and shower room, and a cupboard housing the hot water cylinder.

Bedroom One: 12'8" x 9'8" (3.86m x 2.95m) Double-glazed window to



the front aspect with partial field views, radiator, and coved ceiling.
Bedroom Two: 11'5" x 10'9" (3.48m x 3.28m) Double-glazed window to the front aspect with partial field views, radiator, loft access, and coved ceiling.

Bedroom Three: 11'6" x 9'3" (3.5m x 2.82m) Double-glazed window overlooking the rear garden, radiator, and coved ceiling.

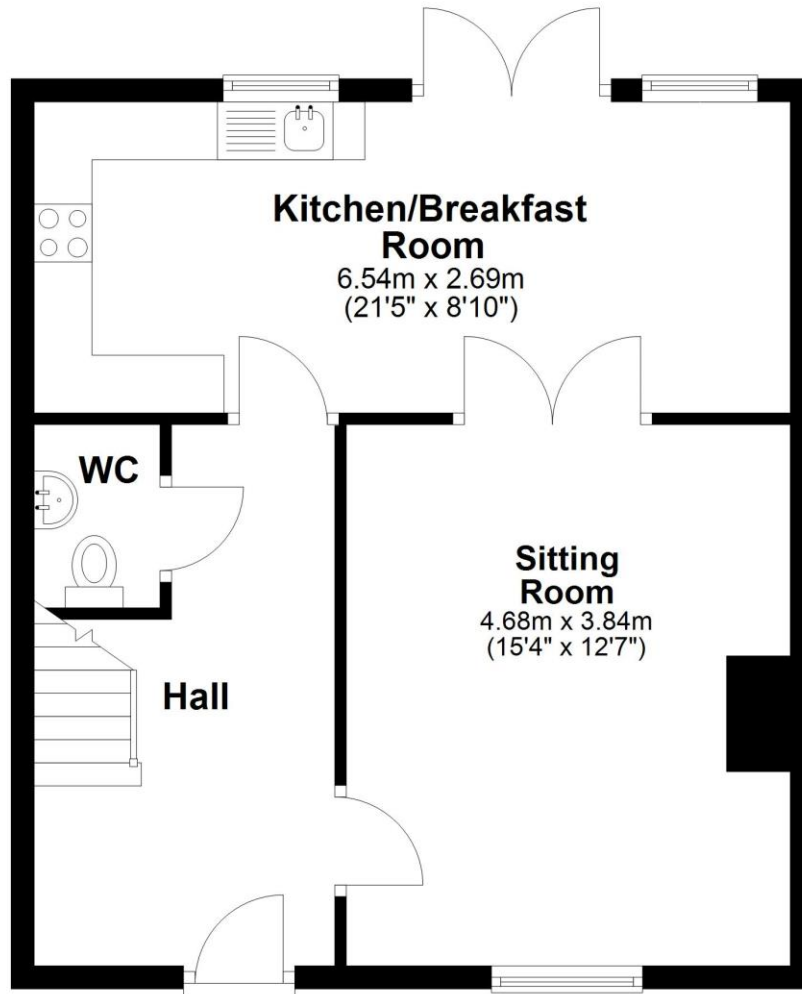
Shower Room: The shower room has been refitted and is beautifully appointed with a stylish three-piece suite, comprising a large walk-in shower enclosure with Triton shower and aquaboarding, a low-level WC, and a pedestal wash hand basin with tiled splashback.

Additional features include a heated towel rail, extractor fan, coved ceiling, and an opaque double-glazed window to the rear aspect.

Outside: To the front, there is a driveway providing off-road parking for one vehicle, along with an additional visitor space opposite. The beautifully maintained rear garden is predominantly laid to lawn and well-stocked with a variety of flowers, shrubs, and bushes. A generous patio seating area provides the perfect space for alfresco dining, while further features include a wooden shed and a discreetly concealed oil tank.

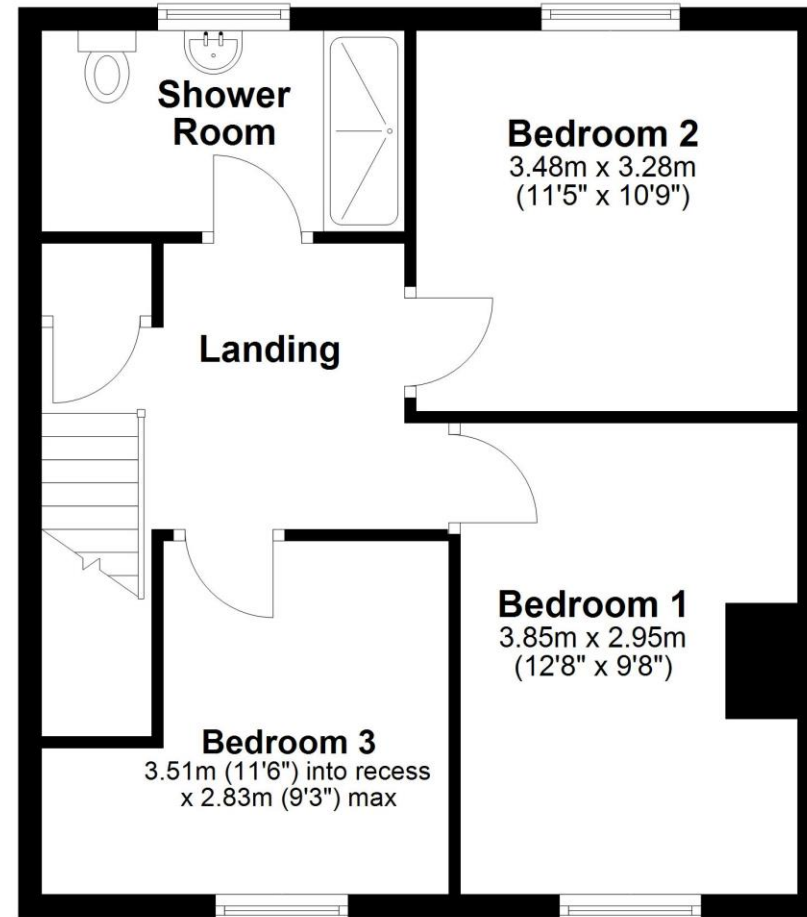
Ground Floor

Approx. 48.9 sq. metres (525.9 sq. feet)



First Floor

Approx. 47.0 sq. metres (505.5 sq. feet)



Total area: approx. 95.8 sq. metres (1031.4 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, 1 Reception,

EPC Rating: C

Council Tax Band: C



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