



Palmer & Partners



Hodgson Avenue, Leiston, Suffolk,
IP16 4WF
Asking Price £275,000

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- Semi-Detached House
- Four Bedrooms
- Spacious Sitting Room
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Field Views From Rear
- Off-Road Parking for Two Cars
- Very Private Rear Garden

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This well-presented four-bedroom semi-detached home is set in a quiet cul-de-sac on a popular residential development in Leiston, enjoying attractive field views to the rear. The current owners have converted the former garage to create a versatile fourth bedroom, adding valuable flexible living space. Additional benefits include off-road parking for two vehicles, a very private rear garden, double-glazing throughout, and gas central heating.

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: There is a block-paved driveway providing off-road parking for two cars and gated side access to the rear garden.

Entrance Hall: Wooden floor, radiator, and door leading to:

Sitting Room: 16'2" x 10'3" (4.93m x 3.12m) A bright reception room featuring a double-glazed window to the front aspect, a radiator, and a door leading to the inner hallway. The space is enhanced by an attractive media wall with

contemporary wood panelling, a feature electric fire, and a designated area for a wall-mounted television.

Inner Hallway: Staircase rising to the first floor and doors to the cloakroom, kitchen/breakfast room, and fourth bedroom/second reception.

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with a radiator and an extractor fan.

Kitchen/Breakfast Room: 18'11" x 7'8" (5.77m x 2.34m) Fitted with a range of modern eye and base units and drawers with roll edge





work surfaces, a sink and drainer, and metro tile splashbacks. All the appliances are integrated and include a fridge freezer, washing machine, dishwasher, double oven and gas hob with extractor hood over. The kitchen also has a wall-mounted boiler, a radiator, double-glazed window to the rear aspect, and double-glazed French doors to opening out to the rear garden.

Fourth Bedroom/Second

Reception: 15'8" x 8'2" (4.78m x 2.5m) Double-glazed window to the front aspect, a radiator, and a built-in walk-in recess with shelving. This room was formerly the garage providing additional

flexible living space and could be used as a bedroom, reception room or office.

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

Bedroom One: 14'1" x 9'4" (4.3m x 2.84m) Two double-glazed windows to the front aspect, a radiator, and door through to:

En-Suite Shower Room: A three-piece suite comprising a shower enclosure with rainfall showerhead, low-level WC and pedestal hand wash basin, along with a heated towel rail, partially tiled walls,



extractor fan, and a double-glazed window to the front aspect.

Bedroom Two: 11'2" x 8'9" (3.4m x 2.67m) Double-glazed windows overlooking the rear garden with field views and a radiator.

Bedroom Three: 9'11" x 8' (3.02m x 2.44m) Double-glazed windows overlooking the rear garden with field views and a radiator.

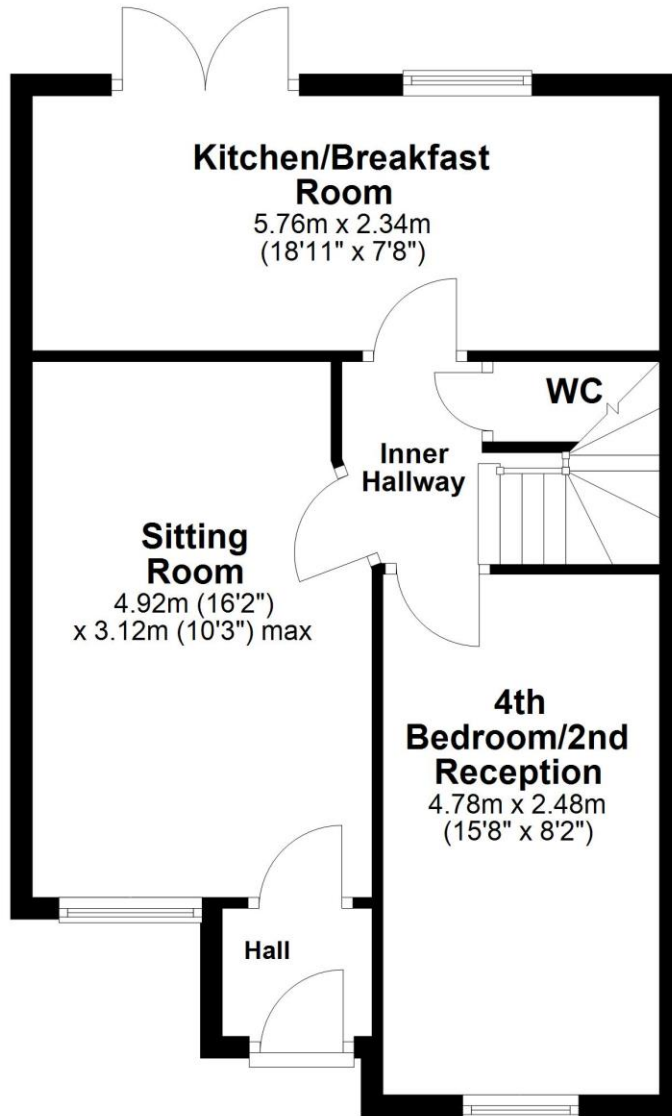
Family Bathroom: A three-piece suite comprising bath with rainfall shower over and shower screen, low-level WC and pedestal hand wash basin, along with a heated towel rail, partially tiled walls, extractor fan, and opaque double-glazed window to the side aspect.

Outside – Rear: A standout feature of this garden is the excellent level of privacy it offers. The space is mainly laid to lawn with flowerbeds, a patio seating area, garden shed, and an outside tap. It is fully enclosed by panel fencing, creating a secure and secluded outdoor retreat.

Communal Charges: There is an annual service charge of £195/£200 for the upkeep of communal areas.

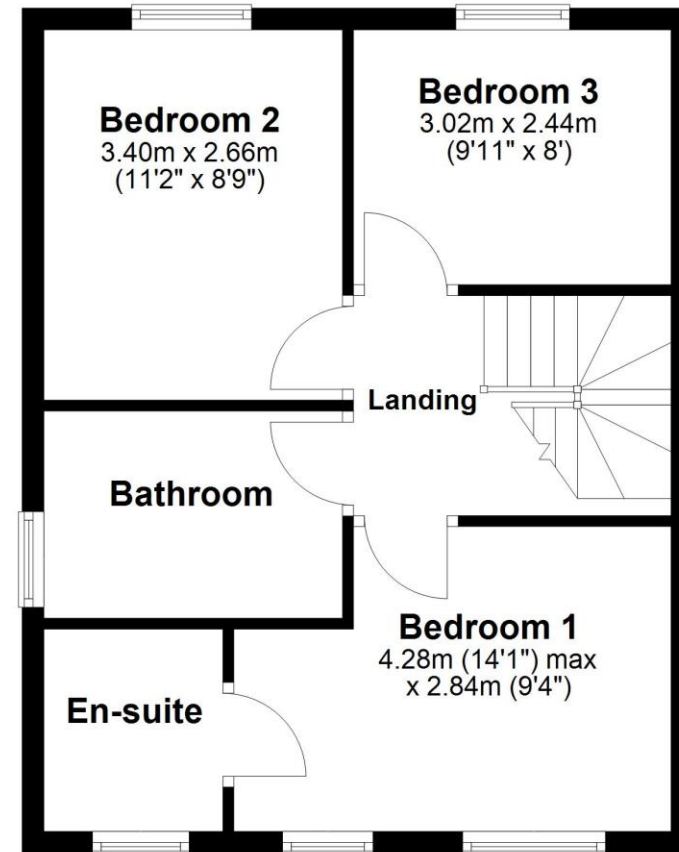
Ground Floor

Approx. 48.6 sq. metres (523.1 sq. feet)



First Floor

Approx. 42.7 sq. metres (460.0 sq. feet)



Total area: approx. 91.3 sq. metres (983.1 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

4 Bedrooms, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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