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Haylings Road, Leiston, Suffolk, IP16

4DN

Guide Price £250,000 to £260,000

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- Semi-Detached House
- Three Bedrooms
- 23ft Dual Aspect Reception Room
- Refitted Ground Floor Shower Room
- Off-Road Parking to Rear
- Detached Wooden Garage



This beautifully presented three-bedroom semi-detached family home, situated in the sought-after town of Leiston, dates back to the 1930's and provides deceptively spacious accommodation. The property benefits from a substantial rear garden with ample off-road parking to the rear for two cars which could be extended, a detached wooden garage, double-glazing, 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: The low-maintenance frontage is paved with an array of shrubs and enclosed by low-retaining wall with a chequered path to the double-glazed front door.

Front Porch: Glazed door through to:

Entrance Hall: Radiator, stairs to the first floor, and door through to:

Living / Dining Room: 23'11" x 11'9" (7.3m x 3.58m) This sizeable reception room is dual aspect with double-glazed windows to the front and rear and has two



gas fires, two radiators, picture rail, air conditioning unit, large understairs cupboard with light and built-in shelving, and door through to:

Kitchen: 10'3" x 7'3" (3.12m x 2.2m) Fitted with a range of matching eye and base level units, roll edge work surfaces, stainless steel sink and drainer, and tiled splashbacks. Integrated appliances include a fridge, freezer, Indesit electric oven and four ring gas hob with glass splashback and extractor hood over, with space and

plumbing for a washing machine. There is a Glow-Worm undercounter boiler, double-glazed window to side, and door through to:

Lobby: Double-glazed door opening out to the side, built-in cupboard, and door through to:

Shower Room: A refitted three-piece suite comprising large walk-in shower enclosure with glass screen, low-level WC and hand wash basin. There is a radiator, tiled walls, and double-glazed opaque window to the side aspect.



First Floor Landing: Loft access and doors to the bedrooms.

Bedroom One: 15'2" x 12'2" (4.62m x 3.7m) Two double-glazed windows to the front aspect, radiator, and two sets of built-in wardrobes with sliding doors.

Bedroom Two: 11'11" x 9'3" (3.63m x 2.82m) Double-glazed window overlooking the rear garden and radiator.

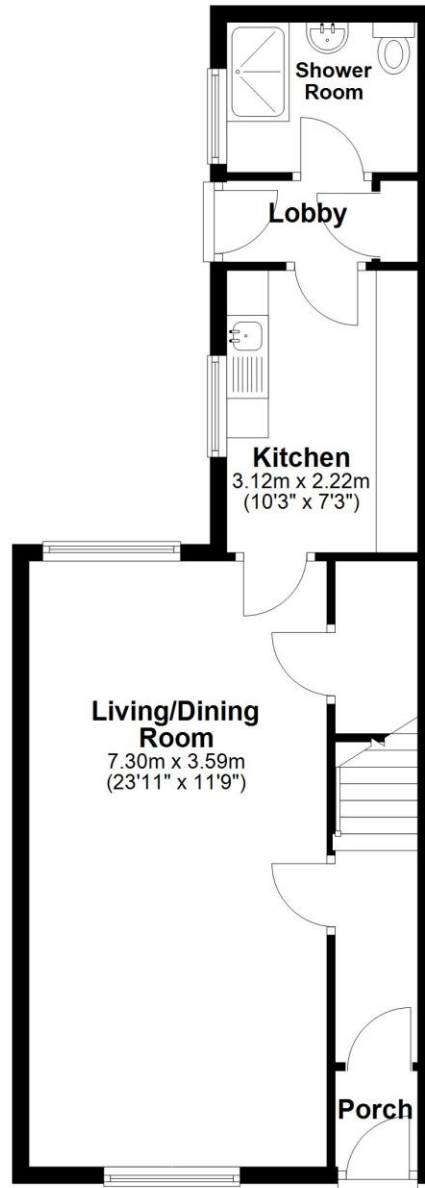
Bedroom Three: 10'4" x 7'7" (3.15m x 2.3m) Double-glazed window overlooking the rear

garden, wall-mounted electric radiator, and built-in wardrobe.

Outside – Rear: The substantial garden is predominantly laid to lawn and has a large shingle area, a patio seating area, and two awnings outside the back door. There is a greenhouse, summerhouse and shed, and an outside tap, lighting and power socket. A path runs from the back door to a driveway at the rear of the garden where there is off-road parking for two cars together with a detached wooden garage.

Ground Floor

Approx. 49.1 sq. metres (528.7 sq. feet)



First Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



Total area: approx. 91.4 sq. metres (984.2 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, 1 Bathroom, 1 Reception,

EPC Rating: D

Council Tax Band: A



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