



Palmer & Partners



Foxglove End, Leiston, Suffolk, IP16

4UT

Asking Price £280,000

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- No Onward Chain
- Generous Corner Plot
- Link-Detached House
- Three Double Bedrooms
- Spacious Living Room
- Modern Kitchen/Dining Room
- Bathroom & En-Suite Shower Room
- Off-Road Parking for Three Cars
- Detached Garage
- Beautiful Non-Overlooked Rear Garden



This beautifully presented three-bedroom link-detached family home is located in arguably one of the best positions on this modern Hopkins Homes development, tucked away at the end of cul-de-sac. Built in 2016, the property is being sold with no onward chain and benefits from a beautiful rear garden which is a particular selling feature and completely non-overlooked, detached garage, and carport providing off-road parking for two cars with a further parking space directly in front of the house. Occupying a generous corner plot, this fantastic home is within walking distance of Leiston town centre.

As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, ground floor cloakroom, spacious living room, 18ft modern kitchen/dining room, first floor landing, family bathroom, and three double bedrooms with one benefitting from an en-suite shower room.

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 Minster. 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 laid to slate and shingle, is surrounded by hedgerow with a path

leading to the front door, and a gate provides access to the rear garden. Alongside the property there is a carport providing off-road parking for two cars in front of the garage, with a further off-road parking space directly in front of the house.

Detached Garage: 20'3" x 9'10" (6.17m x 3m) Up and over door, pedestrian door opening out to the rear garden, and power and light is connected.

Entrance Hall: Radiator, alarm system, staircase rising to the first floor with understairs cupboard, and doors giving access to the cloakroom, living room and kitchen/breakfast room.

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin with tiled



splashback, along with a radiator and double-glazed window to the side aspect.

Living Room: 15'5" x 10'10" (4.7m x 3.3m)

Double-glazed window to the front aspect, two radiators, and double doors leading to:

Kitchen/Dining Room: 18' x 9'3" (5.49m x 2.82m) Fitted with a range of modern eye and base units, roll edge work surfaces, one-and-a-half bowl sink and drainer, and tiled splashbacks. Integrated appliances include an oven,

gas hob and extractor hood, with space for a fridge freezer and washing machine. There is a cupboard housing the boiler, a radiator, tiled floor, space for breakfast table and chairs, double-glazed window to the rear aspect, and

double-glazed French doors opening out to the rear garden.

First Floor Landing: Airing cupboard, a radiator, and doors giving access to the bedrooms and bathroom.

Bedroom One: 13'1" x 10'10" (4m x 3.3m)

Double-glazed window to the front aspect, a radiator, built-in double wardrobe, door to the en-suite shower room, and a newly fitted loft hatch providing access to the loft which is fully boarded with power and light connected.

En-Suite Shower Room: 6'10" x 5'8" (2.08m x 1.73m) A stylishly refitted three-piece suite comprising a fully tiled shower enclosure with rainfall showerhead, low-level WC and vanity hand wash basin with storage

beneath, along with a heated towel rail, tiled floor and walls, and a double-glazed window to the front aspect.

Bedroom Two: 18'2" x 9'10" (5.54m x 3m)

Velux window to the rear aspect, double-glazed window to the front aspect, and two radiators.

Bedroom Three: 10'10" x 9'5" (3.3m x 2.87m) Double-glazed window to the rear aspect and a radiator.

Family Bathroom: 6'10" x 5'7" (2.08m x 1.7m) A three-piece suite comprising a bath with shower over, low-level WC and pedestal hand wash basin, along with a radiator, half-height tiled walls, extractor fan, and double-glazed window to the rear aspect.

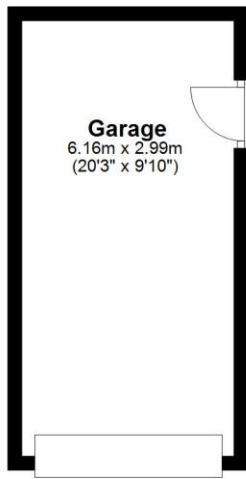
Outside – Rear: The garden is a particular selling feature with generous

patio seating area – ideal for alfresco dining – a lawned area, well-stocked borders with an abundance of flowers and shrubs, wooden shed, outside tap, door to the garage, and is fully enclosed. The garden is exceptionally private as it is completely non-overlooked.

Communal Charges: There is an annual charge of approximately £112 per year for the upkeep of communal areas.

Ground Floor

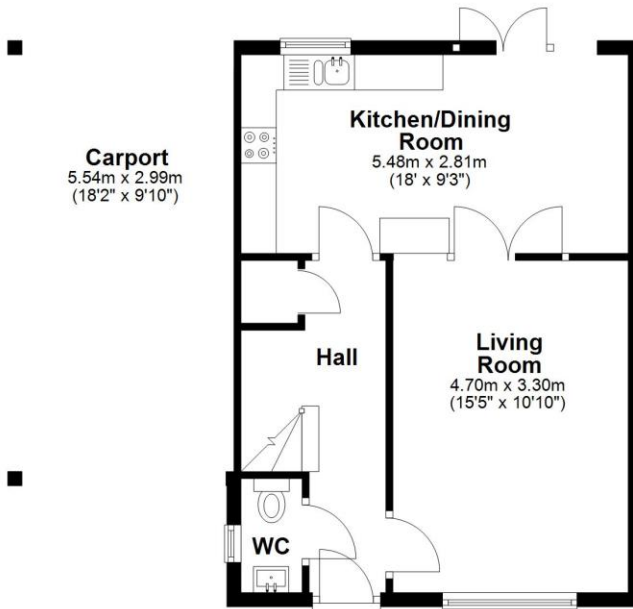
Approx. 77.4 sq. metres (833.5 sq. feet)



Garage
6.16m x 2.99m
(20'3" x 9'10")

First Floor

Approx. 59.2 sq. metres (637.2 sq. feet)



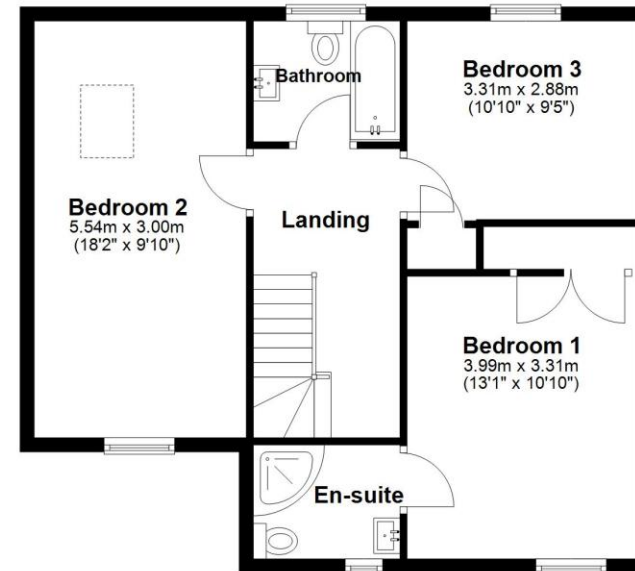
Carport
5.54m x 2.99m
(18'2" x 9'10")

Kitchen/Dining Room
5.48m x 2.81m
(18' x 9'3")

Hall

Living Room
4.70m x 3.30m
(15'5" x 10'10")

WC



Bedroom 2
5.54m x 3.00m
(18'2" x 9'10")

Landing

Bathroom

Bedroom 3
3.31m x 2.88m
(10'10" x 9'5")

Bedroom 1
3.99m x 3.31m
(13'1" x 10'10")

En-suite

Total area: approx. 136.6 sq. metres (1470.8 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, 2 Bathroom, 1 Reception,

EPC Rating: B

Council Tax Band: C



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