

SOUTHWOLD



SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD



SAXMUNDHAM

ESTATE AGENTS

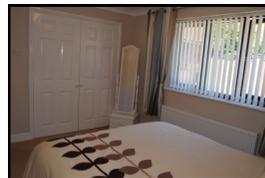


9 Queen Elizabeth Close, Leiston, Suffolk. IP16 4XB

OIEO PRICE £500,000

9 Queen Elizabeth Close, Leiston, (Aldringham) Suffolk. IP16 4XB

A stunning three bedroom detached bungalow which is situated on the border between the lovely village of Aldringham and the well served town of Leiston in an exclusive residential close. The property which was built in the early 1990s by a local developer, occupies a large sunny garden which affords a good degree of privacy and seclusion. There is a block paved driveway which affords good off street parking in front of the integral garage. The property benefits from gas-fired central heating and uPVC double glazed windows. The bungalow offers an extremely spacious range of accommodation which includes a very large reception hall that opens to the south facing Sitting room which has a fireplace and patio doors that lead out to the garden and south patio and awning. The sitting room opens through to a very large dining room which also faces south. The kitchen/breakfast room is superbly appointed and fitted with smart contemporary kitchen units. There is an integrated electric hob and extractor hood, a double oven. The utility room has a back door to the garden and good appliance space. All three bedrooms are double rooms and they are served by a smart family bathroom and an en-suite shower room to Bedroom One. The garden is arranged in two areas. The east garden is laid to lawn and benefits from south sun. The garden is flanked by a brick wall and has a secluded patio area which is perfect for outdoor entertaining. The south garden extends along the full frontage of the property. The garden is lawned with a patio and a useful sun awning. The garden is bordered by established and well-maintained hedges. The property is ideally located for access to the High Street and amenities in Leiston town centre, within walking distance of the Parrot and Punchbowl village pub at Aldringham, and lies within a short drive from Aldeburgh and Thorpeness.



Aldringham has a popular and well-regarded village pub: The Parrot and Punchbowl and lies between Thorpeness and Aldeburgh with two nature reserves: North Warren and Aldringham Fen on the door step.

Leiston is a very well served Suffolk town with a proud industrial heritage which is celebrated by the excellent Long Shop Museum. The town has good local amenities, local shops, a supermarket, a cinema, dental practice and doctors' surgery. There is a sports centre with an excellent swimming pool and a primary school and high school. There are beautiful beaches to explore at nearby Sizewell and Dunwich with the seaside towns of Aldeburgh and Southwold within easy reach by car. There are golf courses at Aldeburgh, Southwold and Thorpeness and nature reserves at Minsmere and Havergate Island. The nearby town of Saxmundham benefits from a Tesco and Waitrose supermarket and a railway station with connecting services to London Liverpool Street.

VIEWING

By appointment with Jennie Jones
Estate Agents 01728 605511

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www.jennie-jones.com

LOCAL AUTHORITY

Suffolk Coastal District Council, East
Suffolk House, Station Road, Melton
Woodbridge, Suffolk IP12 1RT
Tel: 01394 383789

SERVICES

Mains water gas, drainage and
electricity.

EPC -

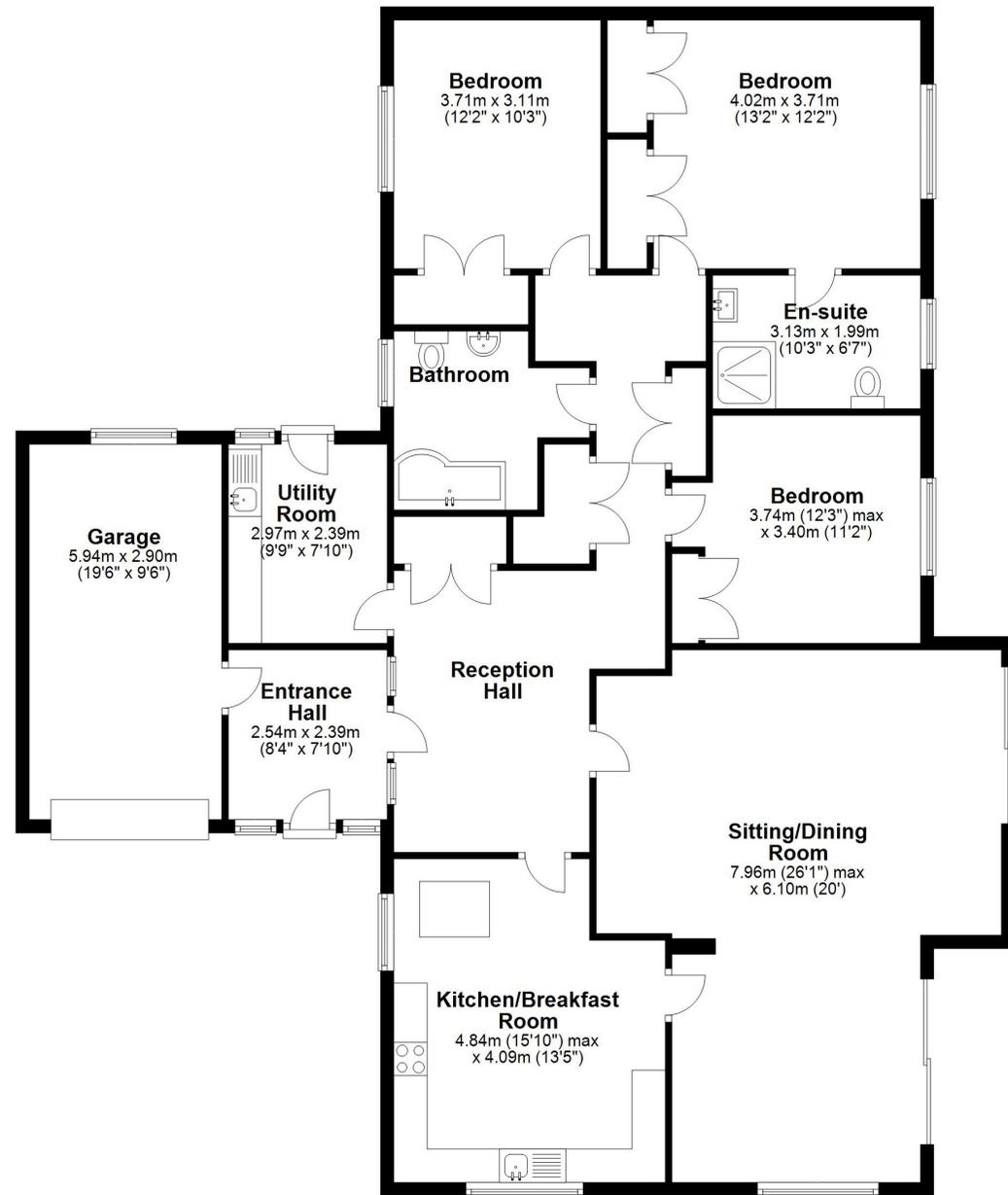
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Items depicted in the photographs are not necessarily included in the sale. Measurements and details are for guidance purposes only and their accuracy should be checked by an intending purchaser. Where applicable, central heating systems, gas/electrical installations, plumbing etc. have not been checked by this office

Distance	London	110 miles
	Ipswich	25 miles
	Aldeburgh	4 miles
	Saxmundham	4.5 miles
Schools	Leiston Primary School King Georges Avenue IP16 4JQ Telephone: 01728 830743	
	Alde Valley Academy (High) Seaward Avenue. IP16 4DG Telephone 01728 830576	
Railway Station	Station Approach Saxmundham	
Doctor's surgery	15 Main Street Leiston IP16 4ES Telephone 01728 830526	
Supermarkets	Co-op Leiston	
	Tesco Saxmundham	
	Waitrose Saxmundham	
Sports centre	Leiston Leisure Centre (pool) Red House Lane. IP16 4LS	
TENURE	Freehold	



Ground Floor





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