

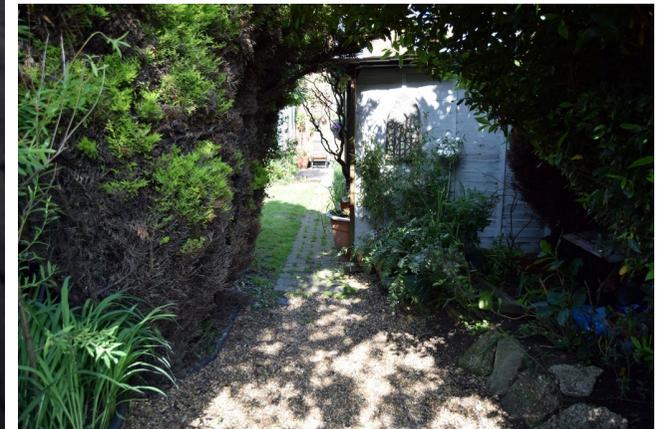
SOUTHWOLD  
&  
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD  
&  
SAXMUNDHAM

ESTATE AGENTS



1 Dinsdale Road, Leiston, IP16 4EX

PRICE

£230,000

## **SUMMARY OF THE ACCOMMODATION**

**CLOAKROOM; SITTING ROOM; DINING ROOM; KITCHEN; LANDING; BEDROOM ONE; BEDROOM TWO (L SHAPED); BATHROOM; CONSERVATORY; REAR GARDEN.**

### **THE PROPERTY**

1 Dinsdale Road is an enchanting 19th century link –detached cottage which is located in a quiet residential street within a short walk of Leiston's town centre and High Street amenities. The cottage benefits from a lovely, generous sized rear garden which faces west and benefits from south sun. The garden is laid to lawn with seating areas and a covered space for cycles etc. There is also a useful timber shed. The accommodation is centrally heated by gas fired radiators and benefits from uPVC double glazing. There are two well proportioned reception rooms, each with fireplaces. The sitting room has beautiful Victorian tiles inset into the fire surround. There are French windows that open from the sitting room into the west facing conservatory, which overlooks the garden. The galley kitchen is fitted and well planned. There is a useful downstairs cloakroom. The first floor comprises a spacious double bedroom, which has a lovely Victorian "invalid's" fireplace. The second bedroom is a bunk room which is presently used as a dressing room. It could also be used as an office. The bathroom is notable for its size and has a large modern "P" bath with a shower above. The cottage has been well maintained and has a great deal of character and charm with exposed brick work and beams. Dinsdale Road is ideally located for access to the many attractions of the Suffolk Heritage Coast and lies within easy reach of the beach at Sizewell. Cottages of this style are rare and we therefore recommend an early appointment to view.

### **LOCATION**

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. The beautiful beaches at Sizewell, and Aldeburgh and the renowned Minsmere Bird Reserve are accessible off-road on foot or cycle. Dunwich, Havergate Island and the golf courses at Aldeburgh, Thorpeness and Southwold are within easy reach by car, as is the internationally famous Snape Maltings concert hall.

The nearby town of Saxmundham benefits from a Tesco and Waitrose supermarket and a railway station with connecting services to London Liverpool Street.

**LOCAL AUTHORITY**

Suffolk Coastal District Council, Council Offices, Melton Hill,  
Woodbridge, Suffolk IP12 1AU. Tel: 01394 383789

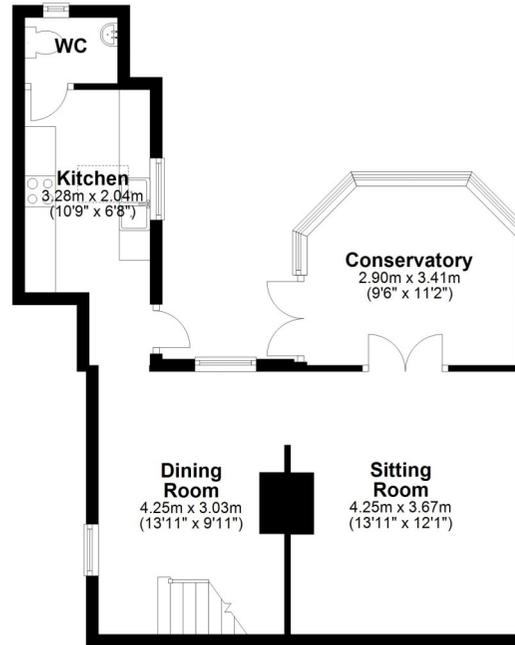
**SERVICES : mains water, gas, drainage electricity are connect-  
ed to the property.**

**VIEWING**

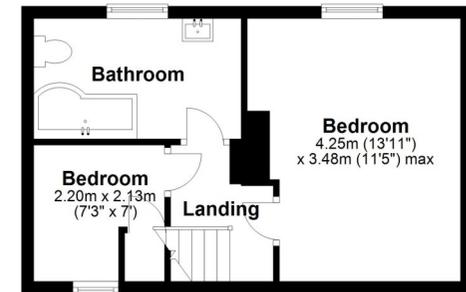
By appointment through Jennie Jones Estate Agents:  
Tel: (01728) 605511.  
email: saxmundham@jennie-jones.com

**EPC RATING = E**

**Ground Floor**  
Approx. 48.2 sq. metres (518.6 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (318.1 sq. feet)



Total area: approx. 77.7 sq. metres (836.7 sq. feet)

Mortimer EPC  
Plan produced using PlanUp.



Items depicted in the photographs are not included in the sale unless otherwise mentioned. Measurements and details are for guidance purposes only and their accuracy is not guaranteed and should be checked by an intending purchaser. No services or systems have been checked by this office and intending purchasers must rely on their own enquiries as to their current condition. In order to show as much of the property as possible some photos may have been taken using a wide angle lens.



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[www.jennie-jones.com](http://www.jennie-jones.com)