

SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



8 Paradise Place, Leiston, Suffolk. IP16 4DW

PRICE

£335,950

A deceptively spacious family house with a potential ground floor annexe; excellent parking and outside creative space. The property, which is located in a small street close to Leiston's well-served town centre, lies within walking distance of the local schools, shops, restaurants and sports centre. The house, which dates from the 19th century, has been extended during its more recent lifetime to provide annexed accommodation on the ground floor. This space, which is presently used integrally, offers tremendous versatility: ideal for home working, bed and breakfast or for a family needing space for multi-generational living. The house has been extremely well maintained and benefits from uPVC double glazed windows and gas-fired central heating via radiators. There is an elegant sitting room with an attractive fireplace and a wood burning stove; a separate dining room which opens to the south facing rear garden via French windows and a smart and well appointed kitchen which has an excellent range of base level and eye level modern cabinets. The useful utility room has its own independent access to the garden and driveway and could be adapted to create a kitchenette. The ground floor annexe rooms also include a shower room, a double bedroom and a spacious living room (presently used as an office and family room). There is a ground floor family bathroom and a second family bathroom located on the first floor which serves the four spacious first floor bedrooms (two double rooms and two large single rooms). The house benefits from excellent fitted wardrobes and cupboards on both floors providing an enviable amount of accessible storage space. The garden outside has been designed for entertaining and easy maintenance. It is south facing, paved, and affords a good degree of sunshine and privacy. There are purpose built sheds/workshops at the end of the garden, plus a large recreation room which has been delightfully fitted out as an outside bar. This room could be easily adapted for use as a creative space for music room or art or even developed for use as a therapy space or home office (subject to any necessary consents). The large driveway, which will accommodate several cars, has space for a boat trailer or caravan. It is ideal for guest or client parking and could be extremely useful for anyone working or running a business from home. This is such a rare opportunity that we most strongly urge applicants to make an early appointment to view.

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

SUMMARY OF THE ACCOMMODATION

GROUND FLOOR

Entrance Hall; Sitting Room 3.89m x 3.65m; Dining Room 3.82m x 3.20m; Kitchen 3.36m x 2.72m; Bathroom One 2.78m x 1.85m;

ANNEXE

Sitting Room 4.76m x 3.20m; Bedroom Five (double) 3.63m x 2.97m; Utility Room 3.59m x 1.86m; Shower Room 1.86m x 1.83m;

FIRST FLOOR

Bedroom One 4.21m x 3.74m; Bedroom Two 3.24m x 2.93m; Bedroom Three 3.45m x 2.55m; Bedroom Four 3.17m x 2.54m;
Bathroom Two 3.35m x 2.75m

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

LOCAL AUTHORITY

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

SERVICES

Mains electricity, gas, water and drainage.

VIEWING

By appointment through Jennie Jones Estate Agents:

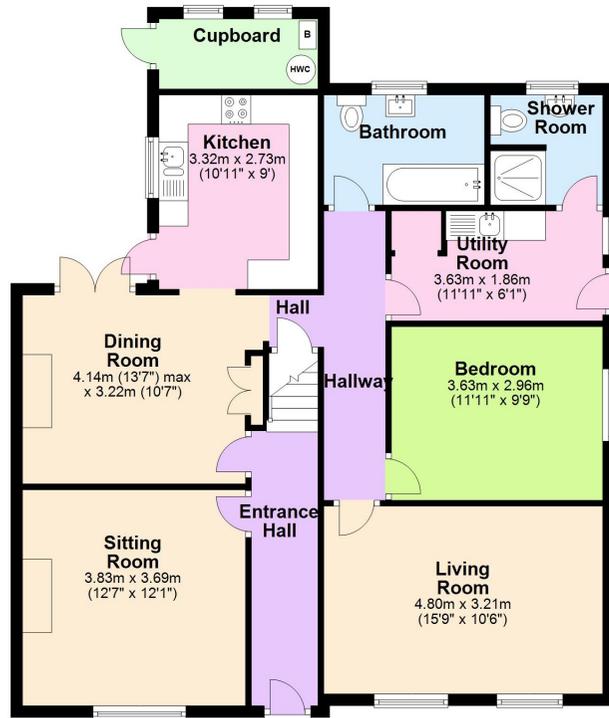
SAXMUNDHAM (01728) 605511.

email: saxmundham@jennie-jones.com

EPC RATING = C

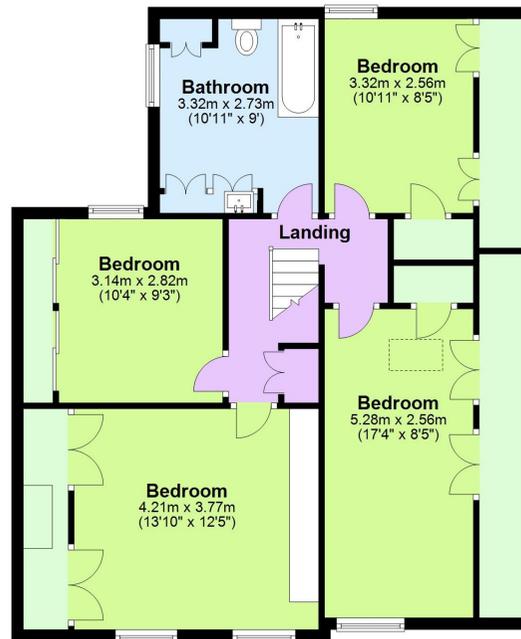
Ground Floor

Approx. 98.5 sq. metres (1060.7 sq. feet)

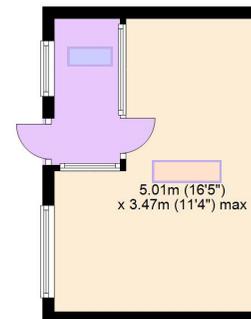


First Floor

Approx. 81.5 sq. metres (877.0 sq. feet)



Outside Recreation room



Total area: approx. 197.4 sq. metres (2124.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.











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