

SOUTHWOLD
&
SAXMUNDHAM

EST. J 1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



30 Carr Avenue, Leiston, Suffolk. IP16 4JA

PRICE

£230,000

A most attractive Edwardian semi detached house with a large south facing garden which is situated in a sought after residential location within easy walking distance of Leiston town centre and within convenient reach of the Suffolk Heritage Coast by car. The property which has been well cared for, benefits from gas-fired central heating and uPVC double glazed windows. The property also benefits from photo-voltaic panels which enhances the property's energy efficiency and provides an energy rating of Band C. The accommodation is well presented and includes a bay fronted sitting room with a fireplace that has a pine mantelpiece and a gas coal-effect grate; a separate dining room that opens to the south facing garden via French windows and benefits from an under-stair recess large enough for a work station, and a well appointed kitchen. The wall between the two reception rooms, we understand was erected in studwork by the sellers and could be removed if required. The kitchen has oak fronted cabinets and a breakfast bar. The kitchen opens into a large and very useful utility room which has a back door to the garden. The first floor is well designed with three good sized bedrooms (two doubles and a large single). Bedroom one is particularly large with double windows at the front. The bedrooms are served by a smart modern shower room. The garden, which is enclosed and laid to lawn is a notable feature of the property. It is sunny and benefits from a paved seating area, a side pedestrian gate and a large shed which is maintenance free. The owners park in the street. Houses of this type are difficult to find in the current market and we therefore strongly recommend an early appointment to appreciate the character and space offered within.

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; Dining Room 3.66m x 3.43m; Sitting Room 4.10m x 3.29m; Kitchen 3.25m x 2.58m; Utility Room 2.58m x 1.91m

FIRST FLOOR

Bedroom One 4.28m x 3.35m; Bedroom Two 3.66m x 2.76m; Bedroom Three 2.96m x 2.65m; Shower Room.

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.

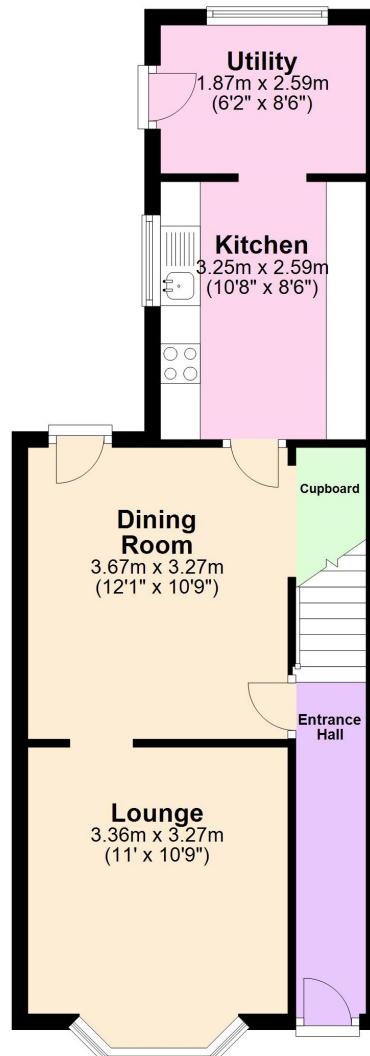
VIEWING

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

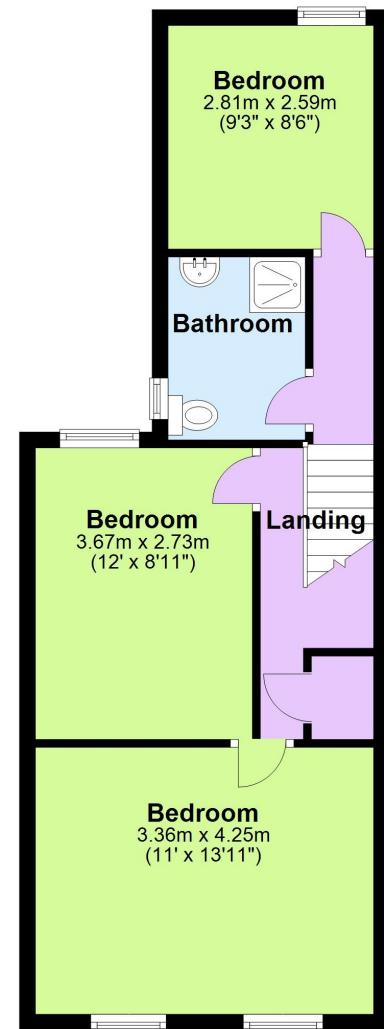
EPC RATING = C

**Ground Floor**

Approx. 44.3 sq. metres (477.1 sq. feet)

**First Floor**

Approx. 44.1 sq. metres (474.3 sq. feet)



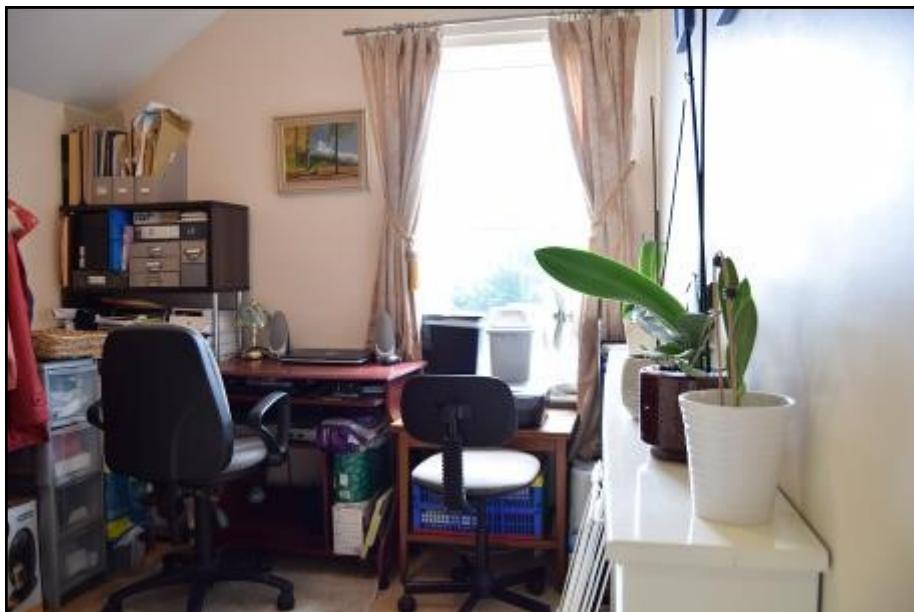
Total area: approx. 88.4 sq. metres (951.4 sq. feet)











SOUTHWOLD
T: 01502722065
E: southwold@jennie-jones.com

SAXMUNDHAM
T: 01728 605511
E: saxmundham@jennie-jones.com

www.jennie-jones.com