



SOUTHWOLD
&
SAXMUNDHAM

EST.  1993

JENNIE JONES

SOUTHWOLD
&
SAXMUNDHAM

ESTATE AGENTS



95 Abbey Road, Leiston, Suffolk IP16 4TA

Guide Price:

£495,000

SUMMARY OF THE ACCOMMODATION

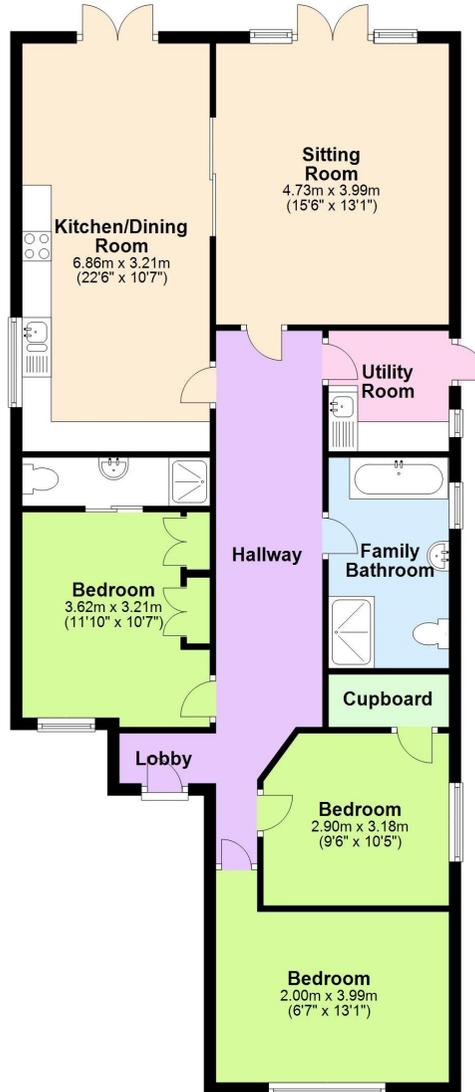
ENTRANCE HALL; SITTING ROOM; KITCHEN/DINING ROOM; UTILITY; MASTER BEDROOM WITH EN SUITE; TWO FURTHER BEDROOMS; LOFT BEDROOM; FAMILY BATHROOM; EXTENSIVE GARDENS; OFF ROAD PARKING

THE PROPERTY: Presented in excellent decorative order this superb detached bungalow occupies an attractive location on the outskirts of the East Suffolk town of Leiston. Having been extended and refurbished by the current owners the property offers spacious accommodation with the benefits of air source heating with underfloor heating in the kitchen/dining room, sitting room and bathroom, radiators in the other rooms, solar panels on the roof for hot water and the property is double glazed throughout. Seemingly an ideal family home earliest viewing is strongly recommended.

The front door leads to the spacious entrance hall that has ample space for bookshelves and there is an access hatch to the upper floor with loft ladder which has been converted into an extremely useful bedroom with en-suite cloakroom. The sitting room is an excellent main reception room with doors to the garden, wall mounted fire and sliding doors to the large family kitchen/dining room which has an extensive range of fitted units with worksurface having sink inset. Tiled floor. Split level cooker with four ring hob and eyelevel double oven. Built in fridge/freezer and dishwasher. There is a useful utility room with worksurface with sink inset and plumbing for washing machine. The master bedroom has a range of fitted wardrobe cupboards and an en-suite shower room with tiled shower cubicle, washbasin and WC. There are two further bedrooms and a spacious family bathroom with three piece suite and separate shower cubicle. The property is well set back from the road with a shingled drive providing off road parking. The gardens are a major feature of the property with the front garden being laid to lawn with extensive shrub borders. Behind the property is a covered paved patio and there is a further raised decked area ideal for the barbeque. The large rear garden is laid to lawn with a wide variety of shrubs and tree. Glasshouse with rockery and ornamental pond. Former garage, ideal for storage and a number of sheds. There is an underground rainwater storage tank which is used for additional irrigation.

LOCATION: Leiston offers a good selection of shops and a supermarket that cater for all day to day needs and the town has primary and secondary schools along with a library and sports centre. Leiston is ideally located for access to the Suffolk Heritage Coast and to the coastal town of Aldeburgh which is home to the internationally famous music festival with most concerts being held at the Snape Maltings complex. Attractions of the surrounding area include the RSPB sanctuary at Minsmere and a variety of walks and cycle paths. Further facilities can be found at Saxmundham which has Waitrose and Tesco supermarkets and a railway station that provides a regular service via Ipswich to London (Liverpool Street).

Approx. 109.1 sq. metres (1174.5 sq. feet)



Total area: approx. 137.1 sq. metres (1475.9 sq. feet)

First Floor

Approx. 28.0 sq. metres (301.4 sq. feet)



LOCAL AUTHORITY

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

COUNCIL TAX BAND: C

SERVICES

Mains water, electricity and drainage are available to the property.

VIEWING

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

EPC RATING = E

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.









