

EST.  1993

# JENNIE JONES

ESTATE AGENTS



11 Garrett Crescent, Leiston, Suffolk, IP16 4LB

GUIDE PRICE

£280,000

## **SUMMARY OF THE ACCOMMODATION**

**PORCH; ENTRANCE HALL; SITTING ROOM/DINER; KITCHEN; SUN ROOM; THREE BEDROOMS; FAMILY BATHROOM; CLOAKROOM; ATTRACTIVE GARDENS; DRIVEWAY; SINGLE GARAGE; CORNER PLOT**

### **THE PROPERTY**

A deceptively spacious and beautifully presented three bedroom semi-detached bungalow which is situated in a sought after residential area close to the High Street and all local amenities at Leiston. The property has been extremely well cared for by the current owner and consequently it is in very good order throughout. The bungalow occupies a corner plot and features a lovely mature and secluded garden, with a garage and driveway to the side which is accessed from Andrew Close. The accommodation comprises a well proportioned sitting room/diner, a very well appointed newly fitted kitchen and a delightful new sun room. There is a cloakroom and recently refitted family bathroom. The three bedrooms are all good sizes and the bungalow is centrally heated by gas fired boilers and radiators. The garden is a notable feature of the property. It is enclosed and laid to lawn with a number of borders containing a mix of mature planting. There is a decked sitting area, paved patio and timber garden shed.

An internal inspection of the property is strongly recommended in order to fully appreciate the high standard of accommodation offered.

### **LOCATION**

Leiston is a very well served Suffolk town with a proud industrial heritage which is celebrated by the Long Shop Museum. The town has good local amenities, local shops, a supermarket, cinema, dental practise and doctors surgery. There is a sports centre with a swimming pool and both primary and secondary schools. 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, a good range of shops and the railway station with connecting services to London, Liverpool Street.

**LOCAL AUTHORITY**

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

**COUNCIL TAX BAND= B**

**SERVICES:** Mains water, electricity and drainage are connected. Heating is by gas fired boiler.

**VIEWING**

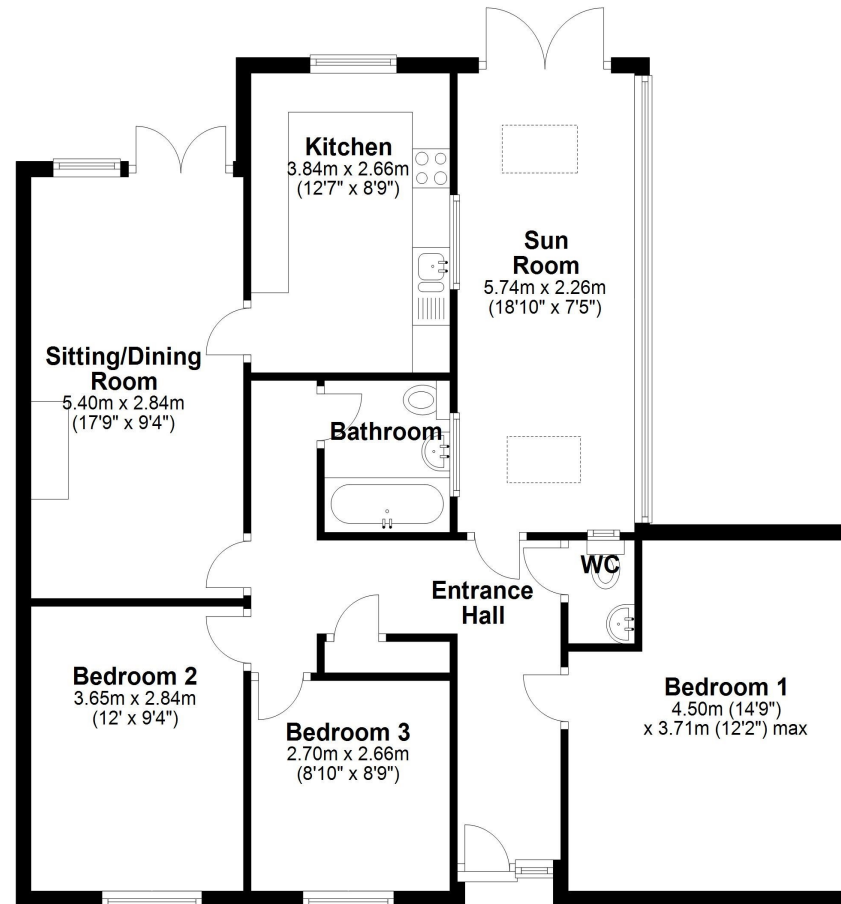
By appointment through Jennie Jones Estate Agents:

**SAXMUNDHAM OFFICE**(01728) 605511

email: [saxmundham@jennie-jones.com](mailto:saxmundham@jennie-jones.com)

**EPC RATING = C**

**Ground Floor**



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

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