

JENNIE JONES

EST. 1993

ESTATE AGENTS



HODGSON AVENUE

Leiston | Suffolk

5 HODGSON AVENUE, LEISTON IP16 4UU

Leiston town centre – 0.5 miles
Sizewell Beach – 2 miles
Saxmundham Station – 5 miles
Aldeburgh – 3 miles

- Entrance Hall ● Sitting Room ● Kitchen / Dining / Family Room ●
- Play Room / Study ● Utility ● Cloakroom ● Five Bedrooms ●
- Ensuite to Master ● Family Bathroom ● Gardens Front & Rear ●
- Garaging & Off Road Parking ●

The Property

5 Hodgson Avenue is a modern, detached family home offering flexible and well-planned living space. Built with contemporary needs in mind, it features a bright hallway, study/playroom, and a large living room. The real heart of the home is the open-plan kitchen / dining / family room — ideal for everyday family life and entertaining.

Upstairs, the home continues to impress with five bedrooms, including a principal suite with built-in mirrored wardrobes and a stylish en-suite shower room. The family bathroom is similarly modern, with both bath and shower options.

Externally, the rear garden is enclosed, private, and thoughtfully laid out with two decked seating areas, patio paths, lawn, and bamboo planting for privacy. The single garage and double-length driveway offer excellent storage and parking, including an electric car charging point.

Location

Leiston is a vibrant Suffolk town with a strong sense of community. It offers a wide range of amenities including supermarkets, local shops, a cinema, sports centre, and both primary and secondary schools.

Nearby Sizewell is not only home to a peaceful beach but also one of the area's largest employers — the Sizewell nuclear power stations — attracting a significant number of both temporary and

Impressive five-bedroom detached home with garage, garden, and EV charging, ideal for modern family living near Sizewell



long-term residents.

The Suffolk Heritage Coast, with attractions like Aldeburgh, Thorpe-ness, and RSPB Minsmere, is within easy reach, as are transport links via Saxmundham train station and the A12

Services

Mains water, gas, electricity, and drainage

Gas central heating

UPVC double glazing

Electric vehicle charging point

Local Authority and Council Tax Band

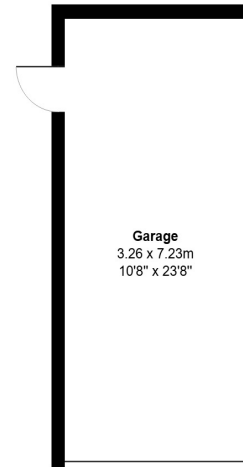
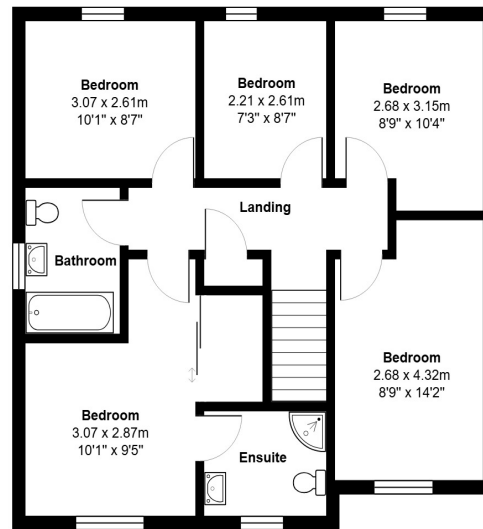
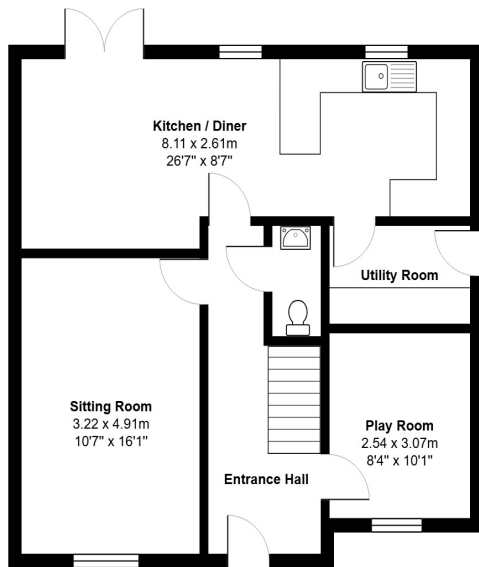
East Suffolk Council

Council Tax Band: E

EPC Rating

B





Total Area: 154.9 m² ... 1667 ft²



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