



## THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES:-

Hamilton Smith Leiston are pleased to offer to let this stunning 4 bedroom detached house with an impressive Kitchen/ Dining/ Family area. The property is tucked away in a private position just off the town centre and has the benefit of off road parking for 3/4 cars.

### LOCATION

Leiston offers an excellent range of amenities which include a supermarket, local shops, schools, a cinema and newly refurbished sports centre with swimming pool. There is a nearby beach at Sizewell and the attractions of the Heritage Coast lie within convenient reach by car. It is located only 3 miles from Aldeburgh, which is arguably one of Suffolk's most sought-after coastal towns with superb recreational facilities including sailing, golf, fishing and walking. The Nuclear power stations at Sizewell attract employees from across the world on long and short term contracts.

### ENTRANCE HALL

Glazed front door into the hallway. Window to the side, radiator, stairs to the first floor, under stair storage.

### BATHROOM

6' 10" x 6' 2" (2.10m x 1.88m)  
W/C, corner bath, wash hand-basin with cupboards below, partially tiled walls, window to the side, heated towel rail.

### SITTING ROOM

9' 8" x 12' 11" (2.97m x 3.95m)  
Window to the side, radiator.

### LIVING ROOM

13' 0" x 11' 9" (3.97m x 3.60m)  
Window to the front and side. Inset wood burner with tiled hearth and wooden mantle.

### DINING ROOM

27' 11" x 6' 4" (8.52m x 1.95m)  
Windows and Velux windows to the side. Radiators.

### PLAYROOM/ OFFICE

9' 4" x 11' 9" (2.85m x 3.60m)  
Window to the side, radiator.

### KITCHEN

17' 3" x 8' 11" (5.27m x 2.72m)  
High and low level units with roll edge work surface. Double drainer sink. Integrated dishwasher, space for a range oven, extractor. Island with fitted cupboards and and pan drawers, radiator, space for American fridge freezer.

### UTILITY ROOM

Glazed door to the front. High and low level units with roll edge work surface. Space for washing machine and tumble dryer.

### 1ST FLOOR LANDING

Window to the side, radiator.

### MASTER BEDROOM

12' 2" x 11' 2" (3.72m x 3.42m)  
Window to the rear and side, built-in storage, radiator.

### 2ND BEDROOM

10' 9" x 11' 3" (3.30m x 3.43m)  
Window to the front and side, radiator. Built-in storage.

### BEDROOM 3

9' 2" x 11' 11" (2.80m x 3.65m)  
Window to the rear, radiator, built-in storage.

### BEDROOM 4

8' 0" x 8' 7" (2.45m x 2.63m)  
Window to the front, radiator.

### SHOWER ROOM

WC, wash hand basin with storage below. Walk in cubicle with mixer shower and rainfall head, heated towel rail, tiled floor, window to the side.

### OUTSIDE

There are gardens to the side and rear with patio seating area, established planted borders, lawn and off-road parking for three/ four cars as well as outside storage.

### COUNCIL TAX BAND

C

### AGENTS NOTE

Items depicted in the photographs are not necessarily included in the sale

### LOCAL COUNCIL

East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT

### SERVICES

Electricity, Gas, mains drains and water are connected to the property.



FOR A VIEWING PLEASE TELEPHONE HAMILTON SMITH ON 01728 833007  
WEB-SITE: [www.hamilton-smith.com](http://www.hamilton-smith.com)



THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

N.B. Whilst these particulars are intended to give a fair description of the property concerned, their accuracy is not guaranteed and any intending purchaser must satisfy himself by inspection or otherwise, as to the correctness of statements contained herein. The particulars do not constitute an offer or contract, and statements herein are made without responsibility, or warranty on the part of the Vendor nor Hamilton Smith, neither of whom can hold themselves responsible for expenses incurred should the property no longer be available.

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