

EST.  1993

JENNIE JONES

ESTATE AGENTS



Primrose Lane, Leiston, Suffolk IP16 4WE

Price:

£420,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; LIVING ROOM/DINING ROOM; KITCHEN/BREAKFAST ROOM;
MASTER BEDROOM WITH EN SUITE; 2 FURTHER BEDROOMS; FAMILY BATHROOM;
GARDENS; OFF ROAD PARKING AND GARAGE.**

THE PROPERTY

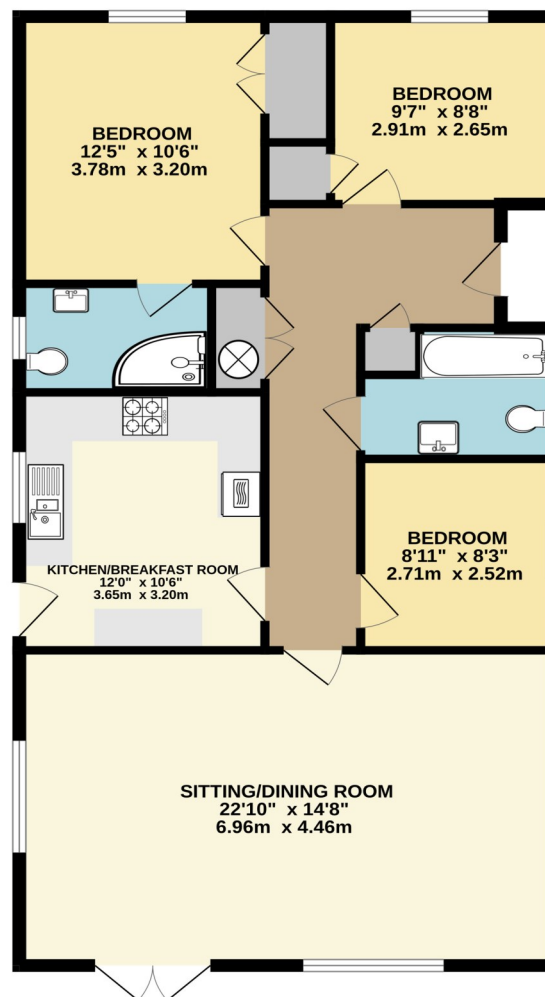
Built in 2017 this excellent detached bungalow is presented in immaculate decorative order and offers light and airy accommodation on one level. Occupying a quiet location at the end of a cul de sac 19 Primrose Lane fronts on to fields and is within walking distance of the town centre of Leiston. Benefitting from gas fired central heating and sealed unit double glazing throughout the property would seemingly make a perfect family home or comfortable retirement retreat and earliest viewing is recommended.

A porch leads to the front door and the entrance hall has a built in cloak cupboard and airing cupboard with hot water cylinder. The spacious living/dining room makes an excellent main reception room and is dual aspect with double doors to the garden. The kitchen/breakfast room has a good range of fitted units with fitted working surface having stainless steel sink inset. Split level cooker with 4 ring gas hob with cooker hood over and eye level double oven. Tiled floor. Door to outside. Cupboard housing gas fired boiler. The master bedroom has a built in double width wardrobe and en suite shower room with shower cubicle, wash basin, fitted cupboards, WC and heated towel rail. Bedroom two is also a double with built in wardrobe and bedroom three is a single. The family bathroom has a panelled bath with shower mixer tap, overbath shower and glazed shower screen, washbasin with cupboards under and heated towel rail. Outside at the front of the property is a flower border and brick hard standing provides off road parking and leads to the single garage with light and power connected. Behind the property is a paved patio and the attractive rear garden is laid to lawn with flower borders. Summerhouse which is pine lined and has power and TV socket connected. At the side of the property is a paved walkway which leads to a timber garden shed.

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).

GROUND FLOOR
993 sq.ft. (92.2 sq.m.) approx.



LOCAL AUTHORITY

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

COUNCIL TAX BAND: D

SERVICES

Mains gas, water, electricity and
drainage are available to the
property. Central heating is provided
by a gas fired boiler located in the
kitchen with radiators throughout the
property.

VIEWING

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

EPC RATING = B

TOTAL FLOOR AREA : 993 sq.ft. (92.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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