

EST.  1993

JENNIE JONES

ESTATE AGENTS



Huntingfield Road, Leiston, Suffolk IP16 4DH

Price:

£390,000

SUMMARY OF THE ACCOMMODATION

**ENTRANCE HALL; SITTING ROOM; CONSERVATORY; FAMILY KITCHEN/DINING ROOM;
THREE BEDROOMS (ONE WITH EN-SUITE SHOWER); BATHROOM
LARGE GARDENS; OFF ROAD PARKING.**

THE PROPERTY

This excellent family bungalow is located on a private no through road and offers easy access to the town centre of Leiston. The property which has been well maintained by the current owners occupies a good sized plot and benefits from gas central heating and sealed unit double glazing. 4 Huntingfield Road would seemingly make a great family home and earliest viewing is recommended.

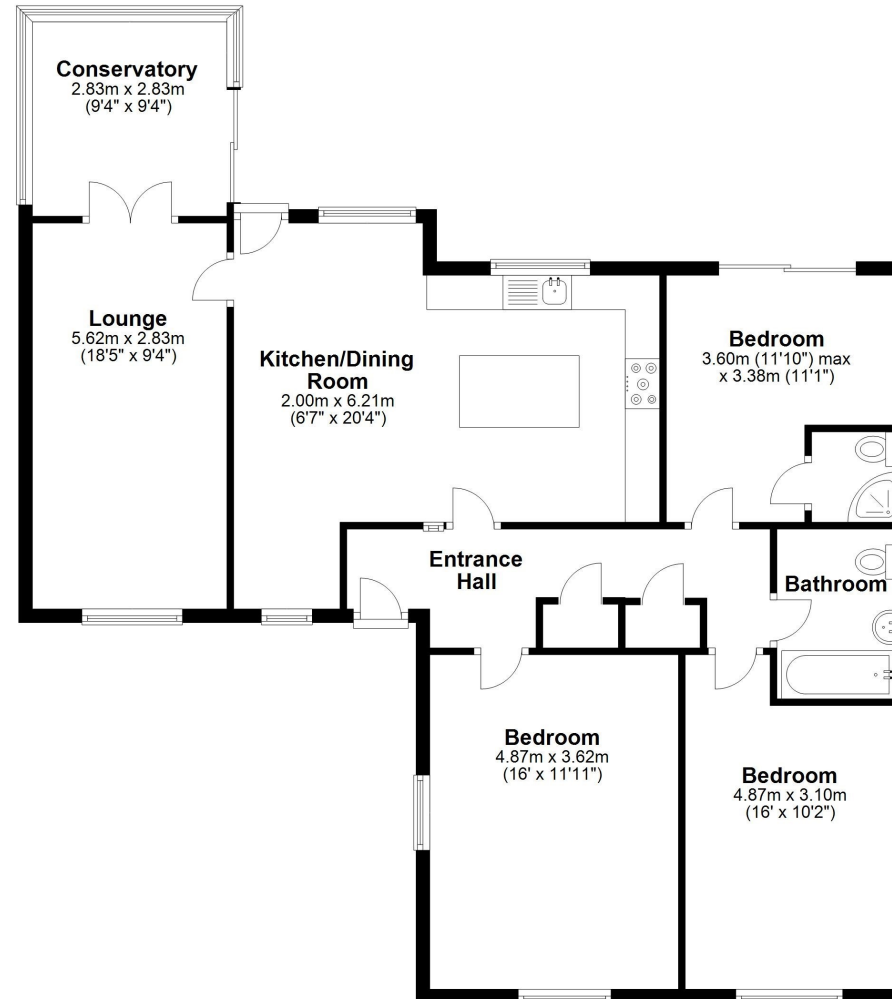
The front door leads in to the entrance hall which has two built in cupboards. The sitting room has a window to the frontal aspect and gives access to the conservatory which is double glazed and has sliding doors to the outside. The spacious family kitchen dining room is a great hub for congregating and there is a good range of fitted floor, drawer and wall units with fitted working surface which has a stainless steel one and a half bowl sink inset. Central island with breakfast bar. Split level cooker with 5 ring gas hob with Bosch cooker hood over and oven under. Wall mounted gas fired boiler for central heating and hot water (2022), tiled floor and door to outside. The property has 3 bedrooms, all capable of taking a double bed and one has an en-suite shower room and one is currently being used as a workroom/office. Family bathroom with roll top bath, wash basin and WC. Outside the gardens are a major feature of the property which is well set back from the road, the front garden being laid to lawn with border surrounded by hedging and a five bar gate gives access to off road parking. Behind the property is a paved patio and the large rear garden is laid mainly to lawn with two garden sheds, a summerhouse and a vegetable growing area.

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

Approx. 111.8 sq. metres (1203.2 sq. feet)



Total area: approx. 111.8 sq. metres (1203.2 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 gas, 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 = C

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.









