

EST.  1993

JENNIE JONES

ESTATE AGENTS



Southfield Drive, Leiston, Suffolk IP16 4DP

Price:

£450,000

SUMMARY OF THE ACCOMMODATION

ENTRANCE HALL; SITTING ROOM; FAMILY KITCHEN/DINING ROOM; 4 SEPARATE BEDROOMS WITH ENSUITE TO MASTER; FAMILY BATHROOM; LANDSCAPED GARDENS; OFF ROAD PARKING AND GARAGE

THE PROPERTY

This superb bungalow is well located at the end of a cul de sac in one of the most sought after areas of the town of Leiston. The property offers substantial and spacious, light and airy accommodation and would seemingly make the perfect family home. Presented in excellent decorative order 34 Southfield Drive benefits from gas fired central heating and sealed unit double glazed windows and has low maintenance UPVC fascias and soffits, being offered to the market with no onward chain earliest viewing of this excellent property is strongly recommended.

The front door leads into the entrance hall which has built in cupboards and access door to the integral garage. The spacious sitting room is dual aspect with patio doors to the garden and has a fireplace which houses a living flame coal effect gas fire. The family kitchen dining room has recently been refitted and offers ample fitted units with worksurface which has a stainless steel sink with single drainer inset. Central island. Four ring induction hob with filter over and eye level oven, built in fridge/freezer and washing machine. Door to outside. The property has four bedrooms, all capable of taking a double bed with the master having an en-suite shower room. The family bathroom, also recently refitted, offers a three piece suite in white. Outside the wonderful established gardens are a major feature of the property, at the front there is substantial off road parking which leads to the garage/workshop with up and over door. The large well kept rear garden is laid to lawn and interspersed with a wide variety of shrubs and trees. Summerhouse. Garden shed. Attached to the property are remote sunshade electronic awnings.

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).

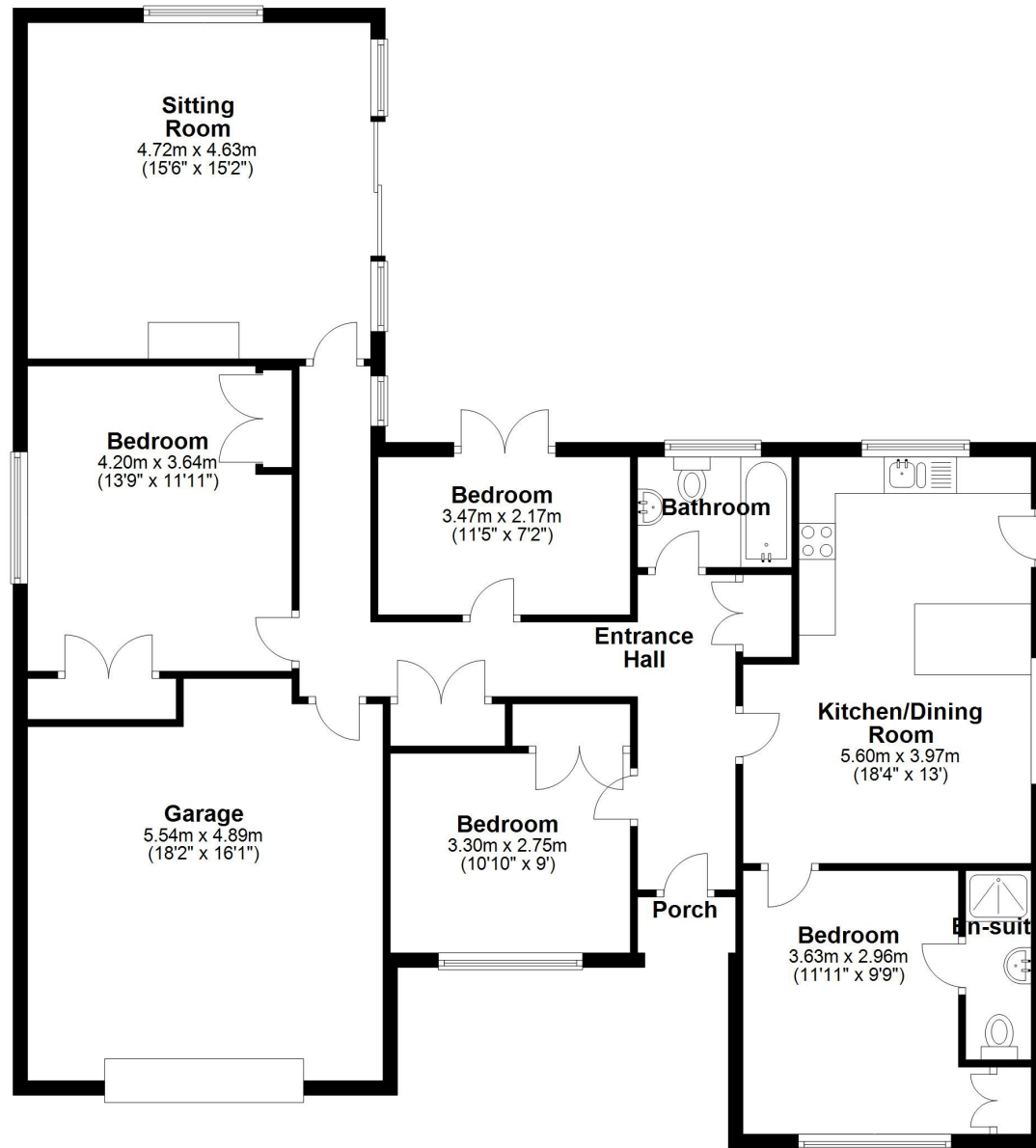
LOCAL AUTHORITY
East Suffolk District Council, Council Offices, East Suffolk House, Station Road, Melton, Woodbridge, IP12 1RT Tel: 01394 383789

COUNCIL TAX BAND: D

SERVICES
Mains gas, water, electricity and drainage are available to the property.

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

EPC RATING = D



Total area: approx. 139.7 sq. metres (1503.6 sq. feet)

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

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