

The The Common, Leiston, Suffolk,
IP16 4UL
Offers In Excess Of £750,000

Palmer & Partners
The leading independent agents in Essex & Suffolk
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- No Onward Chain
- Exquisite Detached Family Home
- Detached Lodge Within the Grounds
- Ideal for Multi-Generation Living
- Impressive Setting
- Modern House Built December 2023
- Built to a High Specification
- Beautiful Views Over Heathland
- Air Source Heat Pump System
- 16 Solar Panels
- Landscaped Gardens



Palmer & Partners are delighted to present to the market this exquisite, detached family home which was built in December 2023 to an exceptionally high standard. The property was further extended in 2024 with a double-storey extension to create another reception room which is currently being used as an impressive games room and on the first floor is a superb master bedroom suite with breathtaking views, bespoke storage and a stunning en-suite with floor-to-ceiling bespoke glass panels. With beautiful views over protected Suffolk Trust heathland and with footpaths leading to Sizewell beach, this property is ideally located for someone wanting to live in a quiet and secluded setting. Within the grounds there is a detached three-bedroom lodge, which is ideal for multi-generation living, a detached triple garage, a substantial driveway with turning circle providing ample off-road parking, and landscaped gardens of approximately 0.5 acres (subject to survey).

'The Manor' also benefits from sixteen photovoltaic solar panels, air source heat pump system, Zosi smart CCTV security system, smart keypad entry system, Karndean herringbone patterned floor with underfloor heating throughout the whole of the ground floor which can be controlled thermostatically and is zoned, and bespoke kitchen and bathrooms.



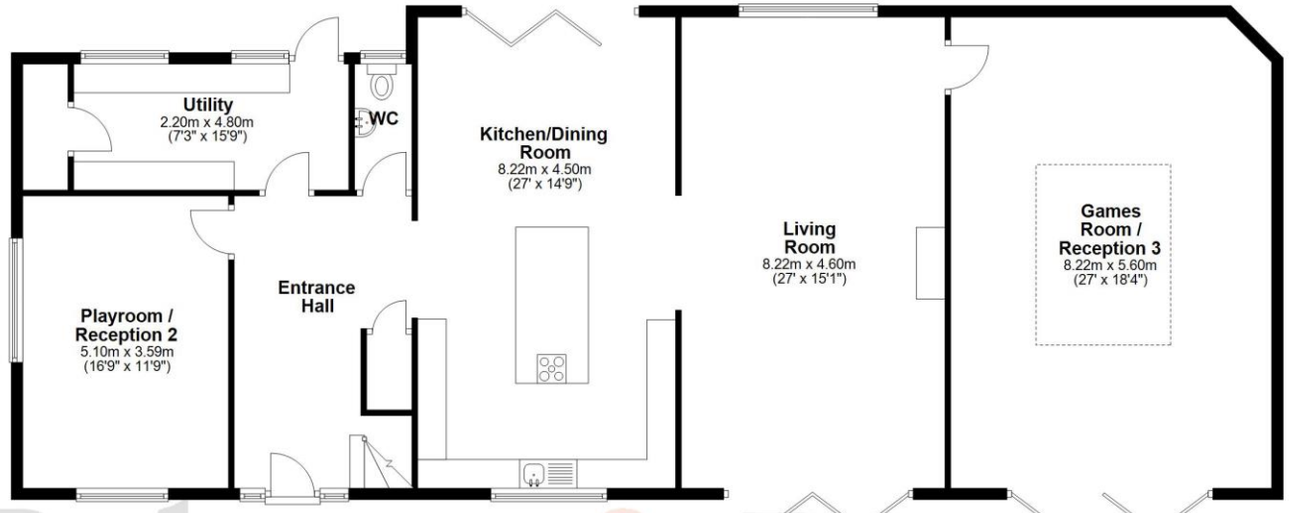


Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh, approximately 6 miles from Snape Maltings and approximately 5 miles from RSPB Minsmere. Home to the Long Shop Museum, Leiston has a good range of shops and amenities for all ages including a Co-op supermarket, chemists, hardware stores, a post office, doctors and dentist surgeries, a primary and secondary school, vets, library, sports centre, cinema and recreational parks as well as a good selection of pubs and fast-food takeaways. The town is served by a regular bus service to outlying villages and beyond and with Saxmundham's railway station only four miles away, Ipswich and London are easily accessible. You can also explore the 14th century Leiston Abbey ruins.

Directions
From Leiston High Street proceed onto Sizewell Road at the traffic lights. Continue along King Georges Avenue and over the railway line. At the end of this road, turn left onto Lovers Lane and take the next right into The Common and right again onto Sandy Lane. The Manor will be found on the left-hand side, past the former art studio of Paxton Chadwick.

Ground Floor

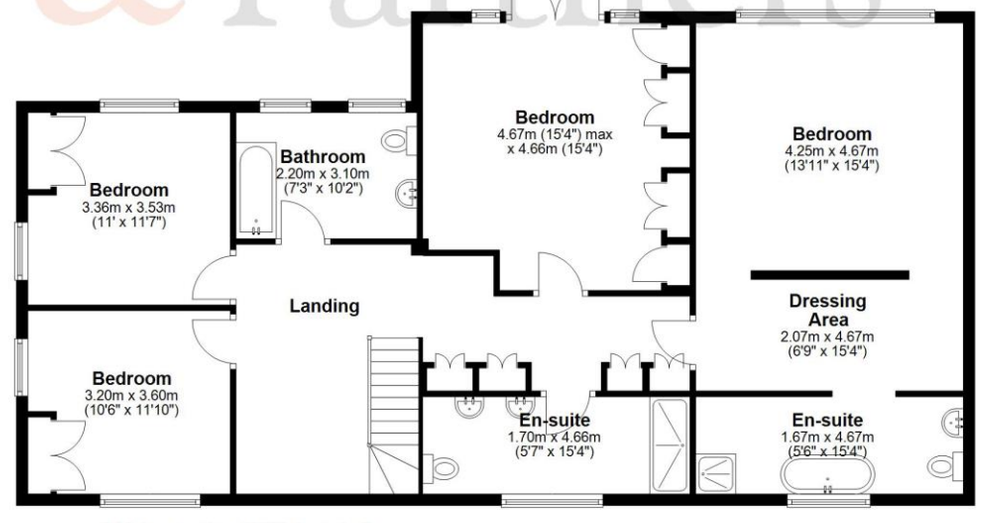
Approx. 173.1 sq. metres (1863.5 sq. feet)



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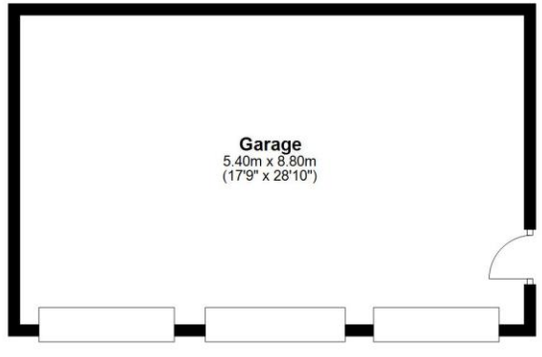
First Floor

Approx. 123.5 sq. metres (1328.9 sq. feet)



Garage

Approx. 47.5 sq. metres (511.5 sq. feet)



Total area: approx. 344.1 sq. metres (3703.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

The Manor, Leiston

Palmer and Partners would like to draw your attention to the following: I] these particulars do not constitute part of an offer or contract. II] These particulars and any pictures or plans represent the opinion of the author and are given in good faith for guidance only and must not be construed as statement or fact. III] Nothing in these particulars shall be deemed a statement that the property is not in good condition or otherwise. We have not carried out a structural survey of the property and have not tested services, appliances and special fittings IV] measurements are generally taken by the use of a sonic measuring machine and will usually be the largest measurements of the room in question.


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Attributes

4 Bedrooms, 3 Bathroom, 3 Reception,
EPC Rating: C
Council Tax Band: D





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