

Dinsdale Road, Leiston, Suffolk, IP16
4EX
Asking Price £280,000

Palmer & Partners
The leading independent agents in Essex & Suffolk
palmerpartners.com

- Semi-Detached Family Home
- Three Bedrooms
- Open Plan Sitting/Dining Room
- Refitted Kitchen & Bathroom
- Utility Room
- First Floor Cloakroom
- Off-Road Parking for Two Cars
- Detached Single Garage
- Lovely & Private Rear Garden
- Double-Glazing & Gas Central Heating



Located in the popular town of Leiston lies this beautifully presented three-bedroom semi-detached family home which has been much improved by the current owners. The property benefits from off-road parking for two cars, a detached single garage, lovely and private rear garden with outbuilding, double-glazing, and gas central heating.

We highly recommend arranging an early viewing to fully appreciate the quality, presentation, and spacious accommodation this property has to offer. The ground floor comprises a welcoming front porch, entrance hall, stylish refitted bathroom, and a sitting room featuring an ornamental wood-burning stove. The sitting room flows seamlessly into the dining room, while the remainder of the ground floor includes a modern refitted kitchen with integrated appliances and a separate utility room. Upstairs, the first floor offers three well-proportioned bedrooms and a convenient cloakroom.

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.

Outside – Front: The low-maintenance frontage is laid to slate and enclosed by low-retaining wall with a path to the front door and gated side access to the rear garden. There is off-road parking for two vehicles in front of the garage.

Detached Single Garage: Up and over door, power and light connected, and a pedestrian door opening out to the rear garden.
Front Porch: Double-glazed opaque window to the front aspect, a vertical radiator, tiled floor, and a UPVC door leading to:
Entrance Hall: Double-glazed window to the side aspect, a radiator, staircase rising to the first floor with understairs cupboard, and oak internal doors providing access to the bathroom and sitting room.
Family Bathroom: A stylish refitted three-piece suite comprising a bath with Aqualisa touch-assist shower and rainfall showerhead, low-level WC and space-saving hand wash basin with cupboard beneath. The bathroom also





features a heated towel rail, touch-sensor heated mirror, aquaboarding round the bath area, tiled floor with underfloor heating, ceiling inset spotlights, extractor fan, and double-glazed opaque window to the rear aspect.

Sitting Room: *12'3" x 11'11" (3.73m x 3.63m)* Double-glazed window to the front aspect, a radiator, fireplace with an ornamental non-operational wood burning stove and bressummer beam, and an opening through to:

Dining Room: *12'1" x 10'8" (3.68m x 3.25m)* Double-glazed window to the rear aspect, a radiator, laminate floor, ceiling inset spotlights, and an oak internal door leading to:

Kitchen: *14'5" x 6'6" (4.4m x 1.98m)* The kitchen has been refitted with a range of modern eye and base units and drawers, roll edge work surfaces, one-and-a-half bowl stainless-steel sink and drainer, and metro tile splashbacks. Integrated appliances include a dishwasher, fridge, freezer, oven & grill and gas hob with extractor hood over. There is a radiator, laminate floor, ceiling inset spotlights, double-glazed window to the side aspect, double-glazed door opening out to the garden, and a doorway through to:

Utility Room: *6'5" x 5'2" (1.96m x 1.57m)* The utility room has eye and base units with roll edge work surfaces together with a full-length cupboard, space and plumbing for a washing machine, and double-glazed window to the side aspect.

First Floor Landing: Ceiling inset spotlights and oak internal doors providing access to the cloakroom and bedrooms.

Cloakroom: A two-piece suite comprising a low-level WC and pedestal hand wash basin, along with a tiled floor and double-glazed opaque window to the front aspect.

Bedroom One: *11'10" x 11'5" (3.6m x 3.48m)* Double-glazed window to the front aspect, a radiator, ceiling inset spotlights, and two sets of built-in double wardrobes with overhead storage.

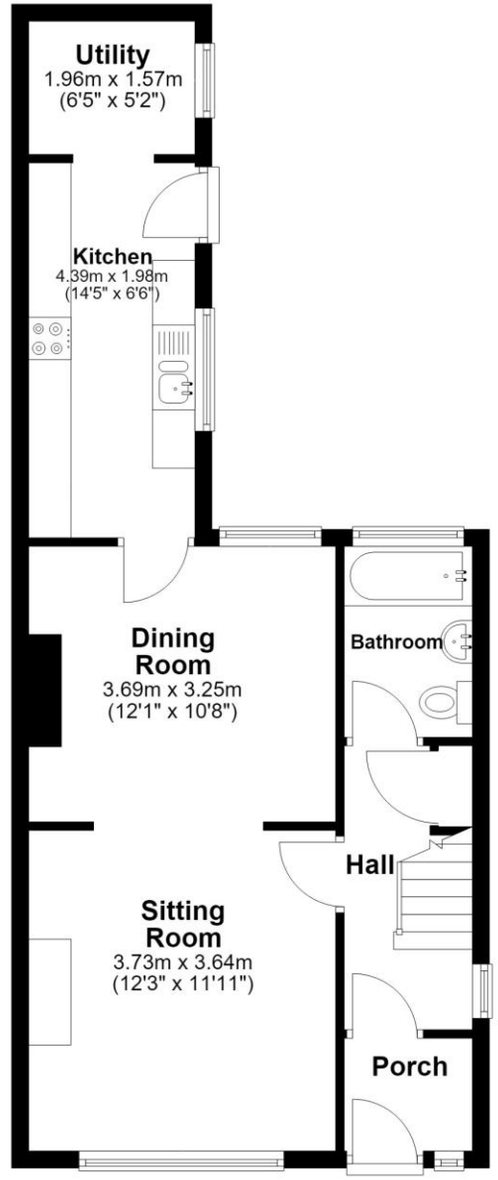
Bedroom Two: *10'7" x 10'2" (3.23m x 3.1m)* Double-glazed window overlooking the rear garden, a radiator, ceiling inset spotlights, and built-in wardrobes with overhead storage. This bedroom also has access to the loft via a pull-down ladder, and the loft is fully boarded with a light.

Bedroom Three: *8' x 7' (2.44m x 2.13m)* Double-glazed window to the rear aspect, a radiator, and ceiling inset spotlights.

Outside – Rear: The rear garden is a particular selling feature of this lovely family home with an extensive patio which has raised stone borders and decorative picket fencing. The remainder of the garden is laid to lawn with a raised patio area to enjoy the morning sun, door to the garage, and a brick-built outbuilding abutting the utility room with power and light connected. The garden is fully enclosed by panel fencing and is very private.

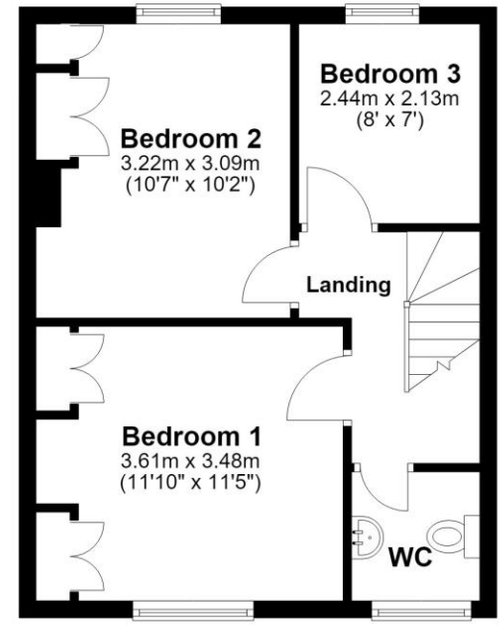
Ground Floor

Approx. 49.4 sq. metres (531.7 sq. feet)



First Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



Total area: approx. 85.6 sq. metres (921.0 sq. feet)

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.


Palmer & Partners


beko
Palmer & Partners


Palmer & Partners


Palmer & Partners

Attributes

3 Bedrooms, 1 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: B





2 St Nicholas Street, Ipswich, Suffolk, IP1 1TJ
01473 211705
suffolk@palmerpartners.com

Palmer & Partners
The leading independent agents in Essex & Suffolk
palmerpartners.com