

Palmer & Partners

Hodgson Avenue, Leiston, Suffolk,
IP16 4UU
Asking Price £425,000

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- Impressive Detached House
- Five Bedrooms
- Two Reception Rooms
- 26ft Kitchen/Dining/Family Room
- Fully Integrated Kitchen
- Bathroom & En-Suite Shower Room
- Tesla EV Charging Point
- Single Garage & Double-Length Driveway
- Larger Than Average Rear Garden



Situated on a popular Persimmon development in the sought-after town of Leiston within walking distance of the high street and all amenities lies this nicely presented five-bedroom detached house. The current owners paid for numerous upgrades when they purchased the property from new and benefits from a larger than average rear garden, double-length driveway providing off-road parking for two cars, single garage to the rear with Tesla EV charging point, double-glazing, and gas central heating.

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: There is a double-length block-paved driveway providing off-road parking for two cars in front of the garage, gated side access to the rear garden, and path to the double-glazed front door which has a canopy porch over.

Entrance Hall: Radiator, ceiling inset spotlights, stairs to the first floor, and doors to:
Sitting Room: *16'1" x 10'7" (4.9m x 3.23m)* Double-glazed window to the front aspect and radiator.
Playroom / Second Reception: *10'1" x 8'4" (3.07m x 2.54m)* Double-glazed window to the front aspect and radiator.
Cloakroom: Two-piece suite comprising low-level WC and pedestal hand wash basin, radiator, and extractor fan.
Kitchen / Dining / Family Room: *26'7" x 8'7" (8.1m x 2.62m)* The hub of this family home is the impressive open plan space which is great for entertaining. The





kitchen is fitted with an extensive range of matching eye and base level units, square edge work surfaces, one and a half bowl sink and drainer, and tiled splashbacks. There is an integrated fridge freezer, dishwasher, electric oven and four ring gas hob with extractor hood over; two radiators; ceiling inset spotlights; two double-glazed windows to the rear aspect; double-glazed French doors opening onto a decked terrace; and door through to:

Utility Room: *8'4" x 5'5" (2.54m x 1.65m)* There are base level units with roll edge work surface, tiled splashbacks, integrated washer/dryer, wall-mounted combination boiler, and double-glazed door opening onto the driveway.

First Floor Landing: Doors to the bedrooms and bathroom.

Bedroom One: *10'1" x 9'5" (3.07m x 2.87m)* Double-glazed window to the front aspect, radiator, bespoke fitted Sliderobes with built-in drawer units and courtesy lighting, and door through to:

En-Suite Shower Room: Three-piece suite comprising shower enclosure, low-level WC and hand wash basin; tiled splashbacks; touch-sensor wall-mounted mirror; and double-glazed window to the front aspect.

Bedroom Two: *11'8" x 8'4" (3.56m x 2.54m)* Double-glazed window to the front aspect and radiator.

Bedroom Three: *10'1" x 8'7" (3.07m x 2.62m)* Double-glazed window to the rear aspect and radiator.

Bedroom Four: *10'4" x 8'10" (3.15m x 2.7m)* Double-glazed window to the rear aspect and radiator.

Bedroom Five: *8'7" x 7'3" (2.62m x 2.2m)* Double-glazed window to the rear aspect, radiator, and built-in hardwired Ethernet connections making this a good room to use as an office.

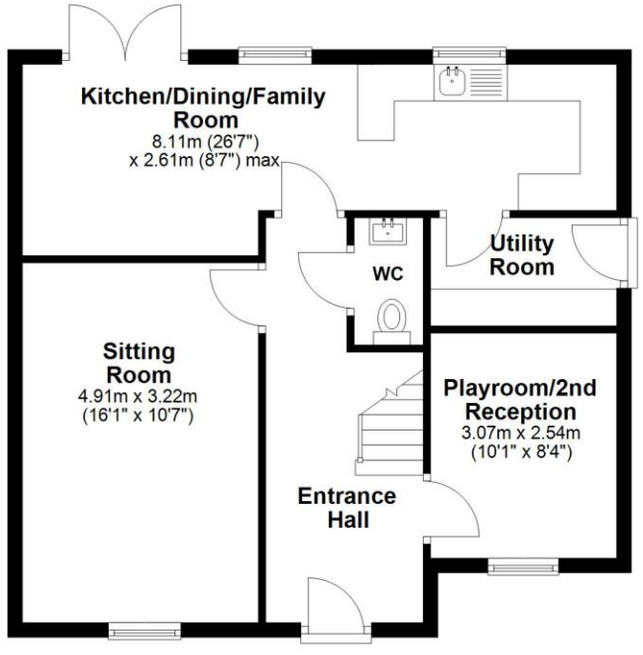
Family Bathroom: Three-piece suite comprising bath with Mira shower over and shower screen, low-level WC and hand wash basin; tiled splashbacks; extractor fan; and double-glazed window to the side aspect.

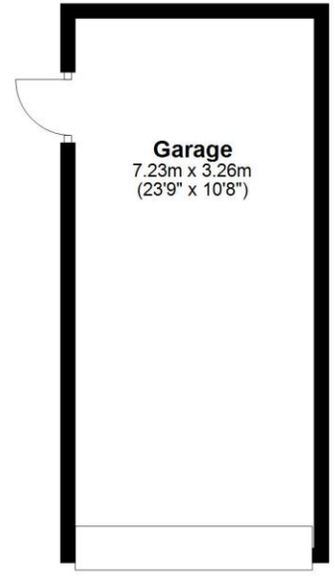
Outside – Rear: The larger than average garden is predominantly laid to lawn with a raised decked terrace, outside power socket and courtesy lighting, door to the garage with discreet decked entertainment space behind the garage, and the garden is fully enclosed.

Single Garage: *23'9" x 10'8" (7.24m x 3.25m)* Up and over door, pedestrian door opening out to the rear garden, power and light connected, and Tesla EV charging point.

Ground Floor

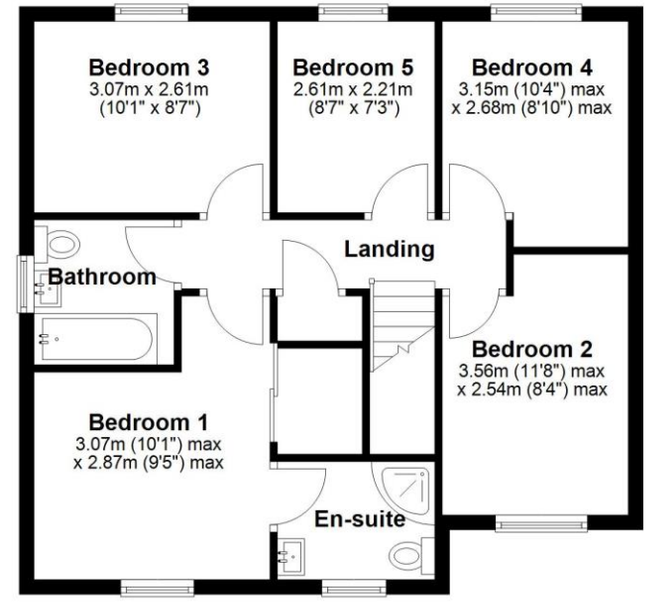
Approx. 84.5 sq. metres (910.0 sq. feet)





First Floor

Approx. 64.2 sq. metres (691.0 sq. feet)



Total area: approx. 148.7 sq. metres (1601.0 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.


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Attributes

5 Bedrooms, 2 Bathroom, 2 Reception,
EPC Rating: B
Council Tax Band: E





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