

Southfield Drive, Leiston, Suffolk, IP16
4DP
Asking Price £475,000

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- Rarely Available
- Extended Detached Bungalow
- Three Bedrooms
- Impressive 28ft Lounge/Dining Room
- Stylish Refitted Family Bathroom
- En-Suite Cloakroom
- Spacious Kitchen
- 193ft (STS) Driveway Providing Off-Road Parking
- Detached Double Garage to Rear
- 105ft x 52ft (STS) South-Facing Rear Garden
- Garden/Utility Room



A rare opportunity has arisen to purchase an extended three-bedroom detached bungalow on a sizeable plot in the sought-after town of Leiston. The well-presented family home comes with a block-paved driveway measuring 193ft (subject to survey) providing ample off-road parking, a detached double garage to the rear, and a magnificent, secluded south-facing rear garden measuring 105ft x 52ft (subject to survey) with greenhouse, shed and garden /utility room. As agents, we recommend the earliest possible internal viewing to appreciate the quality of accommodation on offer which comprises an entrance hall, impressive 28ft lounge/dining room, kitchen, stylish refitted family bathroom, and three bedrooms with one benefitting from an en-suite 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 bungalow is set well back from the road, enjoying a generous front garden that is predominantly laid to lawn and enclosed by mature hedgerow and fencing, creating an exceptional degree of privacy and seclusion. A substantial block-paved driveway, measuring 193ft in total (subject to survey), provides ample off-road parking and leads to a five-bar gate, beyond which the driveway continues to the detached garage at the rear of the property. A block-paved pathway, bordered by shrubs, leads to the double-glazed front door, which is sheltered beneath a canopy porch.
Entrance Hall: Built-in cupboard, two radiators, exposed floorboards, and access to the loft.
Bedroom One: *14'1" x 11'11" (4.3m x 3.63m)* Double-glazed bay window to the front aspect, a radiator, exposed floorboards, feature wallpaper, and door leading to:
En-Suite Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin with tiled splashback, along with extractor fan, ceiling inset spotlight, and feature wallpaper.
Bedroom Two: *11'11" x 10'5" (3.63m x 3.18m)* Double-glazed bay window to the front aspect, coved ceiling, and feature wallpaper.





Bedroom Three: *11'11" x 5'2" (3.63m x 1.57m)* Double-glazed window to the side aspect and a radiator.

Family Bathroom: A stylish refitted three-piece suite comprising a bath with rainfall shower over and shower screen, low-level WC and vanity hand wash basin with storage beneath. The bathroom also has a heated towel rail, tiled floor with underfloor heating, tiled walls, extractor fan, ceiling inset spotlights, and a double-glazed opaque window to the side aspect.

Kitchen: *14'10" x 9'4" (4.52m x 2.84m)* Fitted with a range of matching eye and base cupboards and drawers complemented by under unit lighting, roll edge work surfaces, one-and-a-half bowl ceramic sink and drainer, and tiled splashbacks. Integrated appliances include a double oven and four-ring ceramic hob with extractor hood over, and there is space for a fridge freezer and dishwasher. The kitchen also has a tiled floor with underfloor heating, ceiling inset spotlights, double-glazed window to the rear aspect, and a double-glazed door opening onto a patio seating area.

Lounge/Dining Room: *28'7" x 14'2" (8.7m x 4.32m)* An impressive triple aspect reception room with double-glazed windows to the rear and both sides along with a set of double-glazed French doors opening onto a patio seating area. There are two radiators, bespoke bookshelves, six wall lights, and a coved ceiling.

Outside - Rear: A particular selling feature of this beautiful bungalow is the magnificent south-facing rear garden, measuring 105ft x 52ft (subject to survey). Beautifully maintained and predominantly laid to lawn, it provides a wonderful private outdoor space to relax and entertain. A substantial paved terrace extends from both the kitchen and the lounge/dining room, creating the perfect setting for alfresco dining, while a raised decked seating area offers an additional spot from which to enjoy the peaceful surroundings. The garden is wonderfully secluded and well-stocked with an abundance of established shrubs, bushes and fruit trees, creating colour and interest throughout the seasons. Further benefits include outside lighting and a water tap, together with a greenhouse, timber shed, versatile garden/utility room and a detached double garage.

Garden/Utility Room: *9'6" x 8'10" (2.9m x 2.7m)* Single-glazed window to the side aspect, door opening out to the rear garden, roll edge work surface incorporating a sink and drainer, space and plumbing for a washing machine, and power and light is connected.

Detached Double Garage: *19'9" x 16'3" (6.02m x 4.95m)* Double wooden doors to the front providing vehicular access, pedestrian door opening out to the rear garden, single-glazed windows to the front and side aspects, and on the outside of the garage is a tap.



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

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





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