

Haylings Road, Leiston, Suffolk, IP16
4DT
Asking Price £650,000

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- Plot of Approximately One-Third Acre (STS)
- Magnificent Five-Bedroom Home
- Two Generous Reception Rooms
- Ground Floor Shower Room & Two Cloakrooms
- Impressive Entrance/Garden Room
- Kitchen/Breakfast Room & Utility Room
- Master Suite with Dressing Room & Four-Piece En-Suite
- Further En-Suite Shower Room
- Ample Off-Road Parking for Eight/Nine Cars
- Integral Garage
- Beautiful Private Rear Garden with Vegetable Area



Occupying a generous plot of approximately one-third of an acre (subject to survey) in the sought-after town of Leiston is this beautifully proportioned detached family home. Originally built around 1965 and extensively enlarged in 2007/2008, the property now offers impressive and versatile accommodation that can only be fully appreciated by an internal viewing. With three bedrooms-one currently used as a study-and a shower room on the ground floor and two further en-suite bedrooms on the first floor, this flexible arrangement is ideally suited to a large family or multi-generational living. The home also benefits from ample storage throughout, a five-bar gated driveway providing off-road parking for eight to nine vehicles, an integral garage and a magnificent, highly secluded rear garden incorporating a workshop and dedicated vegetable garden.

To the ground floor is a grand entrance/garden room, utility room and two cloakrooms, kitchen/breakfast room, formal dining room, lovely and bright sitting room, shower room, two good-sized double bedrooms, and a fifth bedroom which is being used as a study. On the first floor is an impressive galleried landing currently used as a music area/library, a generous master bedroom with dressing room and four-piece en-suite bathroom, and a generous double guest room with en-suite shower room.

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 property is set back from the road with a large frontage and is accessed via a five-bar gate. There are lawned areas with flowerbeds and shrubs and a substantial hardstanding driveway providing off-road parking for eight to nine cars. The front is fully enclosed by panel fencing and there is an external power socket and a double-glazed front door with glazed panels opening into the entrance/garden room.
Integral Garage: *18' x 8'7" (5.49m x 2.62m)* Up and over door, pedestrian door into the utility room, window to the side aspect, and power and light is connected.
Entrance/Garden Room: *21'8" x 11'3" (6.6m x 3.43m)* A welcoming entrance with tiled flooring and underfloor heating. An attractive turning staircase features an ornate balustrade and spindles, while double-glazed French doors open onto the rear patio. Further features include a radiator, ceiling inset spotlights, a door into the utility room, and an opening through to the inner hallway.
Inner Hallway: *9'5" x 8'5" (2.87m x 2.57m)* A radiator, tiled flooring with underfloor heating, and cupboard housing the hot water cylinder. Doors provide access to a cloakroom, kitchen/breakfast room, sitting room, and inner lobby.
Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator, tiled flooring, wall-mounted boiler, and half-height tiled walls.
Kitchen/Breakfast Room: *16'5" x 14'2" (5m x 4.32m)* Fitted with an extensive range of modern eye and base level units and drawers, including display units, complemented by square edge work surfaces and tiled splashbacks. There is a one-and-a-half-bowl black ceramic sink and drainer, together with an integrated dishwasher, fridge and freezer. Space is provided for an electric range-style cooker with a built-in Rangemaster extractor hood above. A central island on casters features an oak work surface and ample storage beneath. Further benefits include tiled flooring, ceiling inset spotlights, double-glazed





windows to the front and side aspects, and a glazed-panel door leading into the dining room.

Dining Room: *14'6" x 12' (4.42m x 3.66m)* The formal dining room is dual aspect with double-glazed window to the front and double-glazed sliding patio door opening out to the garden. There is a radiator, oak flooring, coved ceiling, and a set of double doors into the sitting room.

Sitting Room: *17'11" x 16'2" (5.46m x 4.93m)* A lovely bright room with picture window to the side aspect, a radiator, gas fire set within an ornate fireplace, replacement carpet, and coved ceiling.

Inner Lobby: Built-in cupboard with shelving and there are doors providing access to the shower room and bedrooms three, four and five.

Shower Room: *7'3" x 7' (2.2m x 2.13m)* A three-piece suite comprising a shower enclosure, low-level WC and hand wash basin, along with a heated towel rail, half-height tiled walls, tiled flooring, ceiling inset spotlights, and a double-glazed opaque window through to the entrance/garden room.

Bedroom Three: *13'11" x 13'3" (4.24m x 4.04m)* A dual aspect bedroom with double-glazed windows to the rear and side, a radiator, built-in double wardrobe, and coved ceiling.

Bedroom Four: *10'11" x 10'4" (3.33m x 3.15m)* Double-glazed window to the rear aspect, a radiator, and coved ceiling.

Bedroom Five/Study: *10'10" x 6'5" (3.3m x 1.96m)* Double-glazed window to the side aspect and a radiator.

Utility Room: *10'5" x 7'7" (3.18m x 2.3m)* The utility room is accessed via the entrance/garden room and is fitted with a range of eye and base level units with a roll edge work surface incorporating a stainless-steel sink and drainer. There is space and plumbing for a washing machine, tumble dryer and fridge freezer, tiled flooring, double-glazed window to the rear aspect, double-glazed door opening out to the rear garden, and doors to a cloakroom and garage.

Cloakroom: A two-piece suite comprising a low-level WC and hand wash basin, along with a radiator, tiled flooring, and extractor fan.

Galleried Landing: *27'4" x 17'8" (8.33m x 5.38m)* The impressive landing, currently arranged as a music area and library, features Velux windows to the front and rear aspects, and affording wonderful views over the entrance/garden room. Further features include two radiators, carpeted flooring, two eaves storage cupboards and a built-in double wardrobe, with doors leading to the principal and guest bedrooms.

Master Bedroom: *19'5" x 13' (5.92m x 3.96m)* Double-glazed window overlooking the rear garden, a radiator, and door into the dressing room.

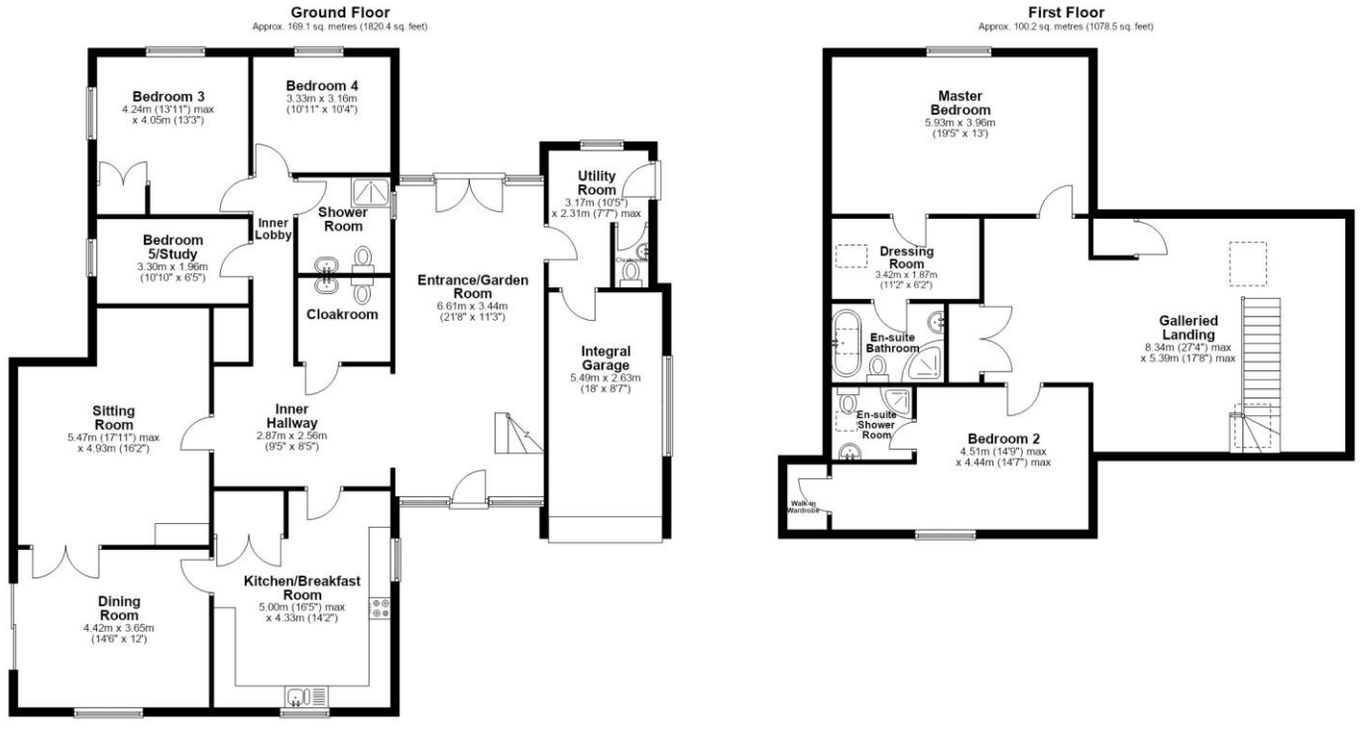
Dressing Room: *11'2" x 6'2" (3.4m x 1.88m)* A radiator, carpeted flooring, Velux window, and door leading to the en-suite.

En-Suite Bathroom: *11'2" x 7'7" (3.4m x 2.3m)* A spacious four-piece suite comprising a freestanding rolltop bath, corner shower enclosure, low-level WC and double-width vanity unit with wash hand basin, double storage cupboard and drawers beneath with overhead spotlights. There is a heated towel rail, tiled splashbacks, vinyl flooring, and a Velux window.

Bedroom Two: *14'9" x 14'7" (4.5m x 4.45m)* Double-glazed window overlooking the front garden, a radiator, walk-in wardrobe, and door leading to:

En-Suite Shower Room: *9'1" x 5'6" (2.77m x 1.68m)* A three-piece suite comprising a corner shower enclosure, low-level WC and hand wash basin, along with a radiator, vinyl flooring, and Velux window.

Outside – Rear: A particular highlight of the property is the magnificent rear garden, which enjoys a wonderful degree of privacy and is extensively laid to lawn with an abundance of established flowers and shrubs. The substantial vegetable garden features three raised planters, a fruit cage and an impressive variety of fruit trees, including apple, plum, pear and greengage, together with a grapevine. Further benefits include a substantial workshop with power and lighting, a timber shed, potting shed and greenhouse. To the left-hand side of the property is a delightful, covered seating area, ideally positioned to enjoy the afternoon sun. The garden is fully enclosed by panel fencing, with gated access to both sides, an outside tap and exterior lighting.



Total area: approx. 269.3 sq. metres (2898.9 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, 3 Bathroom, 2 Reception,
EPC Rating: To be confirmed
Council Tax Band: F





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

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