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**Woodlands, Leiston, Suffolk, IP16 4BT**

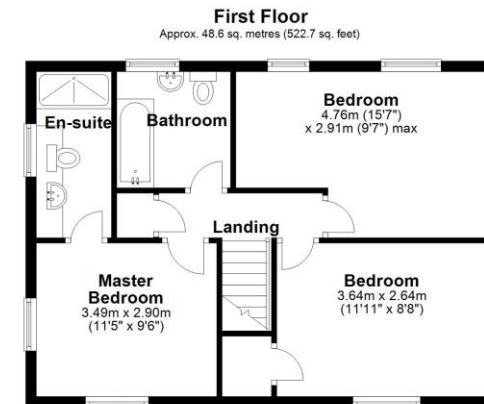
**GP: £400,000 to £425,000**

# Woodlands, Leiston, Suffolk, IP16 4BT

Situated in the sought after town of Leiston lies this substantial four double bedroom detached house which has been extended and much improved by the current owner. The property occupies a substantial corner plot with beautiful private woodland rear garden, ample off-road parking for several cars, detached single garage, double glazing throughout, and gas central heating. As agents, we recommend the earliest possible internal viewing to fully appreciate the size of the accommodation on offer which comprises inviting entrance hall; ground floor cloakroom; 20ft sitting room with open fire; ground floor double bedroom; inner lobby; utility room; stylish refitted kitchen / breakfast room; first floor landing; family bathroom; and three further double bedrooms, one of which has an en-suite shower room.

Leiston is found a short drive inland from Suffolk's Heritage Coast between Thorpeness and Aldeburgh. 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, bank and building societies, doctors and dentist surgeries, 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.

Council tax band: D



Total area: approx. 121.7 sq. metres (1309.5 sq. feet)

Although every attempt has been made to ensure the accuracy of this floorplan measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using PlanUp.



