



Heath View, Leiston, Suffolk
£220,000

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GRACE ESTATE AGENTS are pleased to present this beautiful 2 bedroom semi detached house, with NO ONWARD CHAIN, in a quiet no through road. The property is within close proximity to the local primary and middle school and within walking distance to the high street. Sizewell is a short drive away and the coastal towns of Aldeburgh and Thorpeness are a 15 minute drive away and provide beautiful walks along the coast, restaurants and cafes and independent shops.

The location provides access to the A12 which leads in a Northerly direction to Lowestoft and Southerly direction to Woodbridge and Ipswich. The closest train station is 4 miles away in Saxmundham providing direct links to Ipswich and Lowestoft.

The Property comprises of Entrance Hallway leading to the fully fitted kitchen, W/C and living room. Through the living room are patio doors leading to the rear garden.

Upstairs to the rear of the property is the Master bedroom with En-Suite and built in wardrobe, family bathroom and the second bedroom to the front of the property with built in wardrobe.

Outside to the rear of the property is off road parking for 1 car and plentiful on road parking.

The garden is laid mainly to lawn with a patio area and shrubs and flowers bordering.

The property benefits from Gas Central Heating and Double Glazing throughout.

The property is situated in a semi rural location and nearby playing field.

FRONT DOOR

Leading to: Kitchen, Living room and W/C





HALLWAY

Leading through to downstairs cloakroom and kitchen, stairs to first floor, cupboard, door to lounge, radiator, carpet, pendant light

CLOAKROOM

Pedestal with mixer tap, low level WC, grey flooring, white walls

LOUNGE

Patio doors looking onto the back garden and double glazed window looking on to side access. Radiator. Carpeted.

KITCHEN AND DINING AREA

Base and wall units in a contemporary handleless style, work surfaces with inset sink and mixer taps. Integrated fridge/freezer, integrated washing machine and dishwasher, oven and hob together with extractor hood over. Double glazed window to front and side aspect. Part tiled in mid grey. Light grey flooring.

LANDING

Loft hatch, Carpeted, pendant lighting

BEDROOM ONE

Double glazed window to rear aspect, radiator, carpeted, built in wardrobe door leading to:

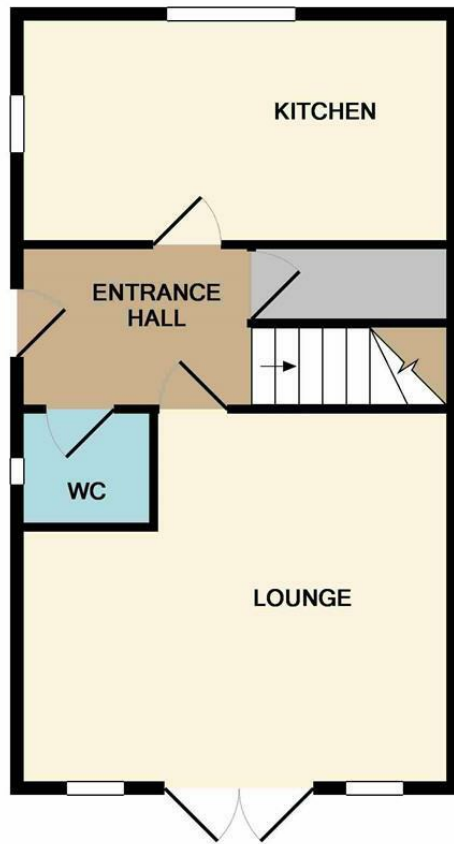
ENSUITE

Shower with aqua-panelling, pedestal, low level WC, towel rail, grey flooring.

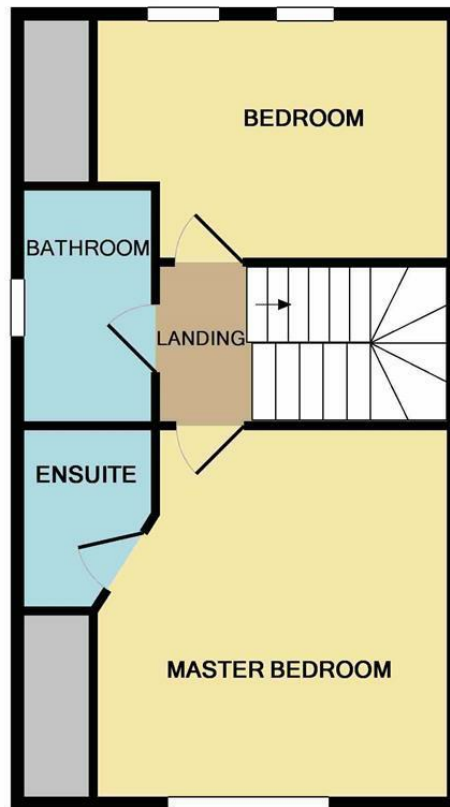
BEDROOM TWO

Double glazed window to front aspect, radiator, carpeted, built in wardrobe





GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Viewing

Please contact our Grace Estate Agents Office on 01473 747728 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	