



Grimsey Road, Leiston, IP16 4BW

welcome to

Grimsey Road, Leiston

This charming, well-proportioned end-terrace home in Leiston offers a flexible layout, featuring an open-plan living area with a log burner and up to two comfortable bedrooms. Complete with a private rear garden. The property has been renovated throughout by the current vendor.

Location

Leiston is close to RSPB Minsmere, a perfect place for walkers and cyclists to explore the Suffolk coastline as it is situated near Aldeburgh, Thorpeness and Saxmundham.

By Bus: Local services running to Saxmundham, Halesworth and Aldeburgh with onward connections.

By Rail: Direct services from Saxmundham Rail Station to Lowestoft, Ipswich with connections to London Liverpool Street and Norwich.

Living/Dining Room

Stepping through the front door into the living/dining room, the living space benefits from a double glazed window to the front allowing plenty of natural light, a wood burner with surround, a spacious room also used for dining space, 2 radiators, carpeted flooring, double glazed door leading to the rear, door to the staircase and opening into the kitchen.

Kitchen

Opening from the living room leads to a modern well-equipped kitchen with updated units, gas hob, cooker hood over, slide under oven, radiator and two double glazed windows to the side. There is space for fridge freezer, and the kitchen also benefits from a breakfast bar, along with a water softener. A further door to the rear of the kitchen leading to the garden.

Downstairs Cloakroom

A frosted glass window brightens the space, allowing light while maintaining privacy. The WC, hand wash basin, and wall-mounted radiator ensure warmth and comfort, making it ideal for guests and everyday use.

Utility Cupboard

The utility cupboard holds the boiler and space for a washer/dryer.

First Floor Landing

Access to the loft, doors to bedrooms and bathroom.

Bedroom One

Spacious double bedroom with front-facing window for natural light. Includes a radiator for warmth and carpeted flooring.

Bedroom Two

Another spacious bedroom with ample natural light from a rear window, offering an outdoor view. A well-placed radiator and carpeted flooring keeps it cosy during cooler months.

Bathroom

Natural light filters through a frosted glass window to the rear aspect. The room benefits from a bath and a separate shower cubicle complemented by contemporary mixer taps. Also featured is a WC and hand wash basin with taps, tiled flooring and a radiator provides warmth.





Attic Room

The loft space is insulated, boarded, and fitted with a skylight, which could be converted it into usable living space.

Front Garden

Concrete path to the front of the property with gated access enclosed by a small low lying wall.

Rear Garden

To the rear, the property benefits from a larger-than-average rear garden for an end-of-terrace home, arranged into two sections:

From the living room and kitchen, doors lead to a paved area to the side/rear of the house. Across the path, providing access to the neighbouring properties, a fully enclosed patio area with plants and shrubs. Decking under shelter provides a perfect place for a summer evening, the space benefits from a water feature and two outbuildings. The garden room is suitable for a home office/studio.

Garden Room: A detached timber structure fitted with a main electrical connection, suitable for a home office, workshop, or hobby room.

Shed: A well-maintained timber shed providing secure garden storage.



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Grimsey Road, Leiston

- End-terrace Two Bedroom Property
- Living Room With Log Burner
- Generous Outdoor Space
- Central Leiston Location
- Outbuilding For Home Office/Studio Space

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£220,000



Total floor area 100.7 m² (1,084 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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