



JENNIE JONES

EST. 1993

ESTATE AGENTS

THE GABLES

Leiston | Suffolk

£290,000

20 THE GABLES, LEISTON, IP16 4UZ

Saxmundham - 4 miles
Aldeburgh - 6 miles
Framlingham - 10 miles

- Entrance Hall ● Cloakroom ● Kitchen / Dining Room ●
- Sitting Room ● Three Bathrooms ● Bathroom ●
- Enclosed Rear Gardens ● Cartlodge & Parking ●

The Property

A bright and spacious sitting room with natural light, with French doors opening directly onto the private garden ideal for entertaining or relaxing.

The kitchen/dining room, with its generous layout, offers plenty of space for cooking and gathering, featuring attractive cabinetry and good storage. The ground floor also includes a cloakroom for added convenience.

Upstairs are three bedrooms, two of which are comfortable doubles. The main shower room is well presented with a modern walk-in shower and a calm, fresh feel. The layout offers excellent versatility, whether you're after guest accommodation, a home office, or family space.

Outside

The rear garden is a charming, enclosed space with a mix of lawn, patio, and mature planting that provides colour and privacy throughout the seasons. It's a real hidden gem, with just enough room for summer entertaining without demanding constant upkeep.

There's allocated parking within a shared courtyard, along with a cart lodge providing sheltered parking and additional storage. Residents also enjoy access to a communal garden and play area, which adds to the sense of space and community in this tucked-away development.

A delightful modern home tucked away in a quiet corner of Leiston



The Location

Leiston is a thriving Suffolk town just a few miles from the coast at Aldeburgh and Thorpeness, offering a variety of local shops, cafés, and services, as well as a leisure centre and cinema. The town sits within easy reach of the Suffolk Coast & Heaths Area of Outstanding Natural Beauty, with miles of walking trails and coastal scenery.

For transport links, Saxmundham railway station is approximately 4 miles away, offering regular connections to Ipswich and London Liverpool Street.

Services

Mains Gas, mains electricity, mains water, mains drainage.
Gas heating via Radiators.
Double glazing throughout.

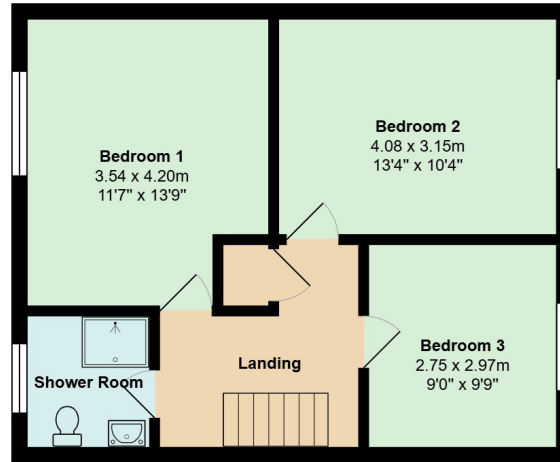
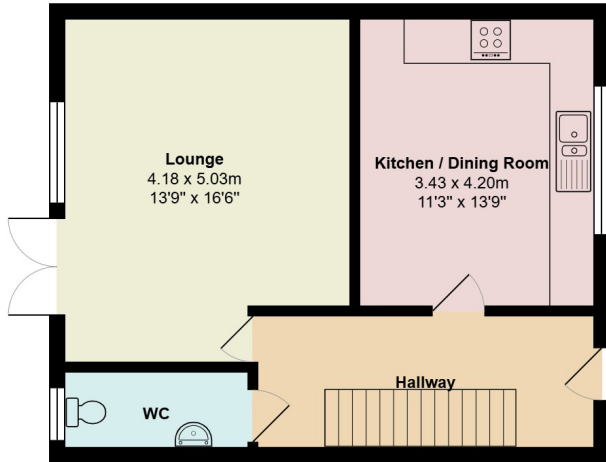
Local Authority and Council Tax Band

East Suffolk

Council Tax Band: C

EPC Rating: C





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