



13 Red House Lane, Leiston

Leiston



Minors & Brady

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Leiston, Leiston

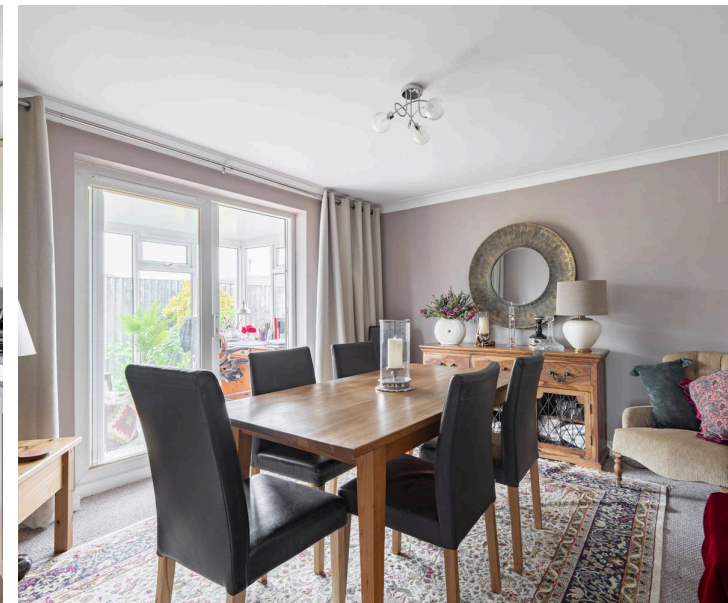
Designed for modern living that adapts effortlessly to changing needs, this extended three-bedroom semi-detached home in Leiston offers a welcoming sense of space and versatility throughout. The ground floor has been arranged with everyday practicality in mind, featuring a generous living room, an additional reception space suited to a range of uses, and a light-filled conservatory that extends the living area and opens onto the garden. The kitchen and breakfast room is fitted with modern cabinetry and provides a functional setting for daily life. Upstairs, three well-proportioned bedrooms include a principal bedroom with en-suite, complemented by a contemporary family bathroom. Outside, a private wrap-around garden offers a mix of seating areas, lawn and established planting, while a driveway and integral garage add further convenience and flexibility.

Agents Notes

Freehold

Connected to mains water, electricity, gas and drainage.

Gas central heating system.



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- Extended three-bedroom semi-detached residence proudly positioned in the Suffolk town of Leiston
- Over 1,300sqft of spacious and flexible accommodation that is perfect for family living, easily adapting to your own lifestyle preferences and interior style
- Spacious 15ft living room with a large front-facing window and a flexible family room with the potential to be a home office, a playroom for children or a formal dining room
- Light-filled conservatory that extends the reception space, opening out to the brick-weave patio
- Kitchen/breakfast room fitted with modern cabinetry, an integrated double oven, a gas hob, areas for your appliances and plumbing for a washing machine
- Three lovely-sized bedrooms offering comfort and privacy, one of which is complemented by a private en-suite shower room
- Family bathroom comprising of a modern three-piece suite
- A private, wrap-around garden featuring several patio areas for seating, a laid to lawn, established beds and a timber storage shed
- A lawned front garden, a block paved driveway providing off-road parking and an integral garage that is currently arranged as a snug, with the potential to be an additional bedroom if required
- Easy access to essential amenities within the town, as well as the scenic coast, Sizewell, Thorpeness and Aldeburgh



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Red House Lane is a residential street in Leiston, a small Suffolk town set a short distance inland from the North Sea coast. The town centre is compact, you'll find independent shops, a few cafés, takeaways, a library, a pharmacy, and a local cinema, alongside community services like a leisure centre. There's a Co-op in town for regular grocery shopping, which tends to serve most everyday needs without having to travel far. For larger supermarkets, people usually go to Saxmundham, a nearby town a few miles away, where there are bigger chain options and a broader retail selection.

Schools are within a short distance and tend to be a key part of why families live in the area. Leiston Primary School serves younger children, and Alde Valley Academy is the main secondary school for the town and surrounding villages. Both are close enough that they're typically accessed by walking, cycling, or short car journeys depending on exact location.

Transport is relatively straightforward but not urban. There are local bus routes connecting Leiston with nearby towns such as Saxmundham and Aldeburgh. From Saxmundham railway station, you can access rail services towards Ipswich and onward connections to London, which is the main commuter route for those working further afield. However, within Leiston itself and the surrounding coastal villages, a car is often the most convenient way to get around.



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A welcoming entrance hall sets a composed first impression, offering a natural flow through the ground floor accommodation. A convenient WC is positioned off the hallway, well placed for daily practicality. The main living room is a particularly generous space, featuring a large front-facing window that allows natural light to move through the room and enhances the sense of openness throughout the day.

Alongside this, a further reception room adds valuable versatility to the layout. It lends itself equally well to use as a home office, children's playroom or a more formal dining space, depending on requirements. This adaptability is a key feature of the home, allowing the internal arrangement to evolve with changing lifestyle needs.

To the rear, a conservatory extends the living accommodation, creating an additional reception area that draws the garden into the home. With direct access onto a brick-weave patio, this space is well suited to relaxed seating and informal dining, offering a natural extension of the interior without feeling disconnected from the rest of the house.

The kitchen and breakfast room is fitted with a range of modern cabinetry and has been designed with both function and practicality in mind. An integrated double oven and gas hob are complemented by designated space for appliances, together with plumbing for a washing machine. The layout supports everyday cooking and dining with ease, while maintaining a comfortable and sociable atmosphere.



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On the first floor, three well-proportioned bedrooms provide comfortable and private accommodation. Each room is arranged to offer good natural light and a calm outlook, with the principal bedroom further benefiting from its own en-suite shower room. The remaining bedrooms are served by a family bathroom fitted with a modern three-piece suite, finished in a clean and contemporary style.

Externally, the property benefits from well-considered outdoor space. A private wrap-around garden provides a sense of separation from the surrounding environment, with multiple patio areas creating opportunities for seating and outdoor dining at different times of day. A level lawn sits alongside established planting beds, adding structure and softness to the overall setting, while a timber shed offers useful storage.

To the front, a lawned garden complements a block-paved driveway providing off-road parking. The integral garage has been adapted to create a snug, offering an additional reception area that enhances the flexibility of the ground floor accommodation. It continues to offer potential for alternative uses, including reinstatement as a garage or conversion into further living space, subject to the necessary consents.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

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