



11 Hancocks Close, Leiston

Minors & Brady



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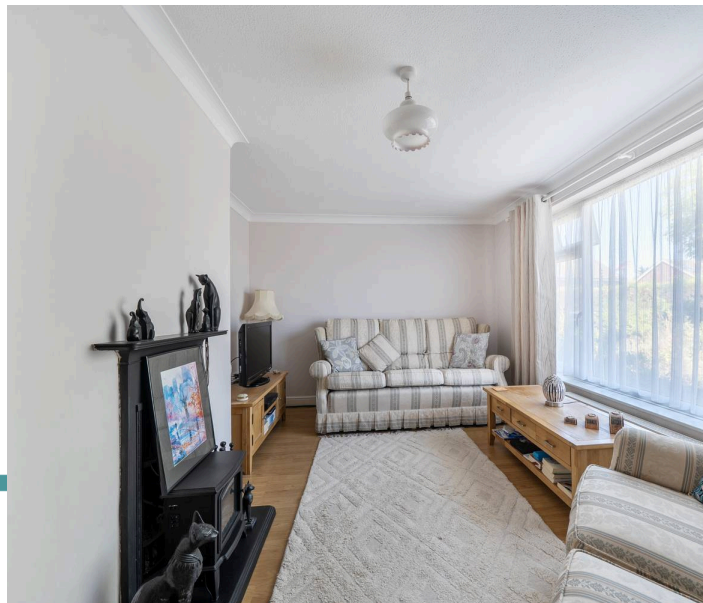
Leiston

Enjoying a peaceful position within a popular residential area of Leiston, this well-presented semi-detached home has been thoughtfully improved to offer comfortable, easy-going living with plenty of space to adapt around modern family life. Recent enhancements, including a newly fitted kitchen, upgraded exterior cladding with added insulation and a replacement garage door, sit alongside bright and versatile accommodation, a private south-facing garden and practical off-road parking. Ready to move straight into, the property offers a warm and welcoming environment that can easily evolve to suit changing needs, whether you're growing a family, working from home or simply looking for more space to enjoy.

Agents Notes

Freehold.

Connected to mains water, electricity, gas and drainage.

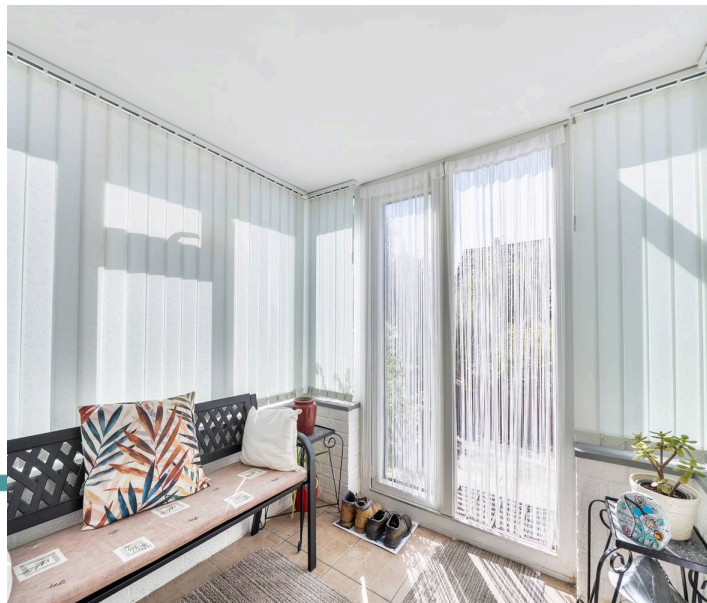




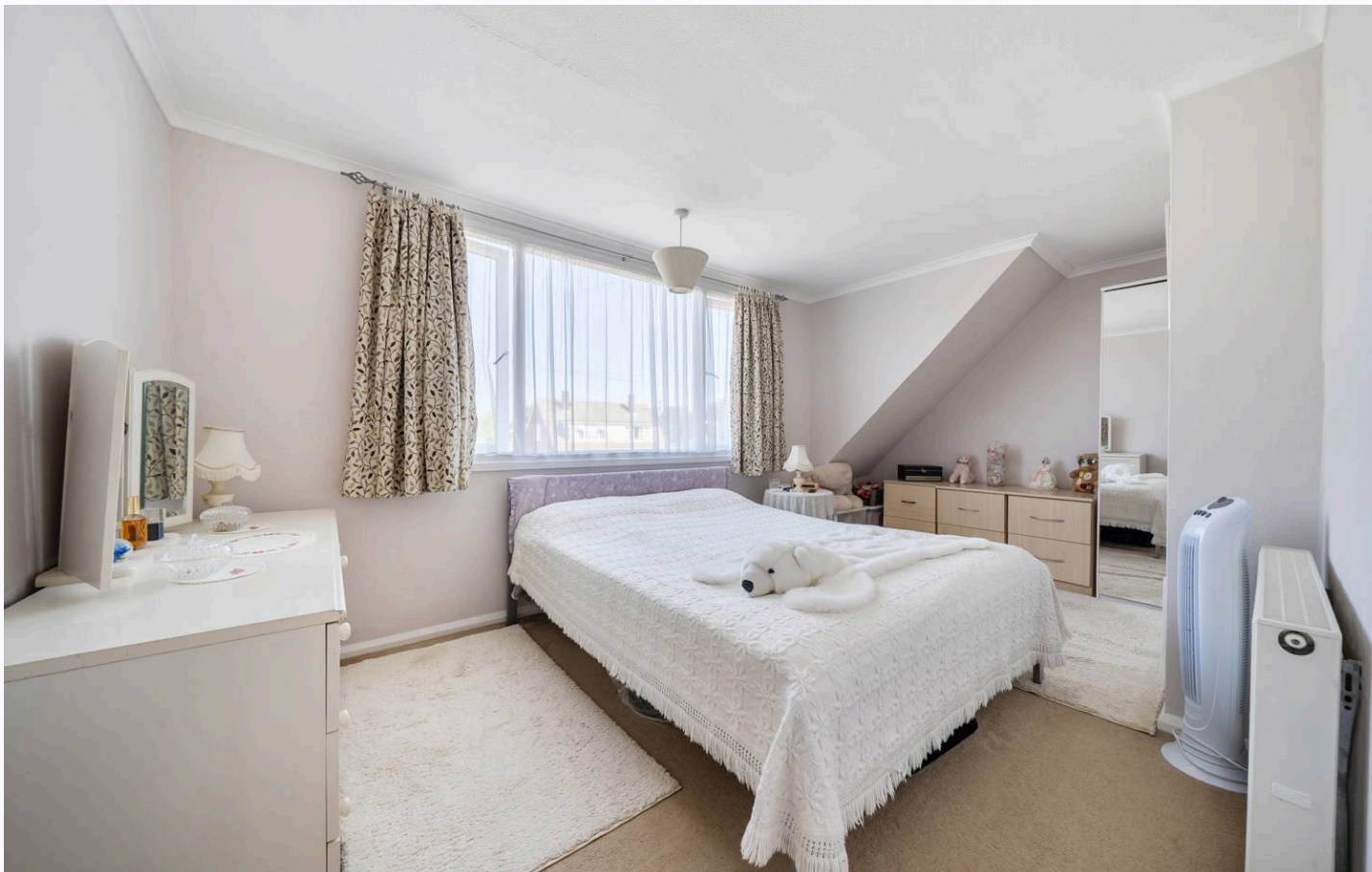
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Leiston

- Semi-detached residence positioned down a quiet cul-de-sac in a popular residential area of Leiston
- Well-presented accommodation that is suitable for family living, ready for you to adapt to your own lifestyle preferences and interior style
- A driveway provides off-road parking, leading up to a single garage for storage use
- Recent upgrades include new cladding on the front of the residence with added insulation, a new garage door installed and a brand-new kitchen fitted
- Comfortable living room with a focal point of a feature fireplace, inviting relaxation and entertaining
- New kitchen equipped with quality cabinetry, marble-effect work surfaces, a range-style oven and areas for your own appliances
- The kitchen effortlessly flows into the light-filled conservatory that extends the reception space and offers views of the garden
- Three first-floor bedrooms that offer comfort and privacy, with the principal bedroom benefiting from a private en-suite
- A private, south-facing garden that is mainly laid to lawn, complemented by established beds and a patio seating area
- Easy access to a wide range of amenities within the town, including shops, schools, transport links and the scenic coastline



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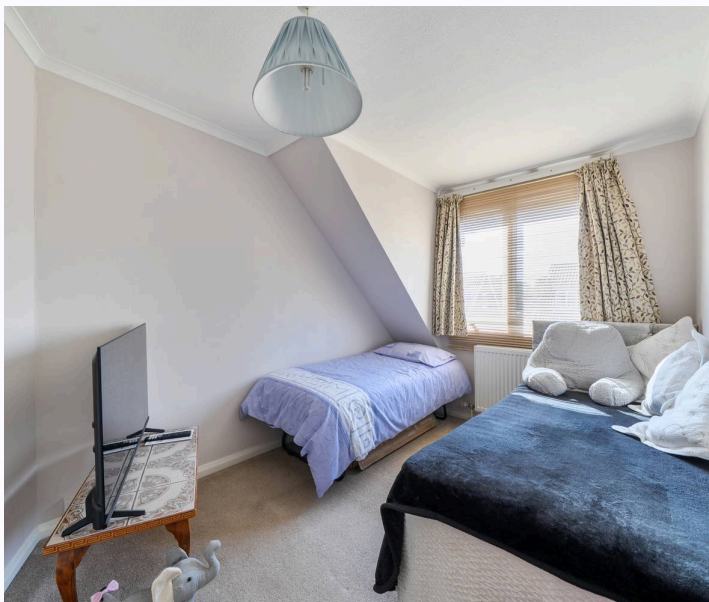
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Leiston

Positioned within a quiet cul-de-sac in a popular residential area of Leiston, this well-presented semi-detached home offers generous and versatile accommodation suited to modern family life. Thoughtfully updated in recent years, the property is ready to be enjoyed from day one, while still offering the opportunity for new owners to introduce their own style and make the space their own over time.

The property is approached via a private driveway providing off-road parking and leading to a single garage, which benefits from power, lighting and useful storage space. Enhancements to the exterior include newly installed front cladding with additional insulation and a replacement garage door, contributing to both the appearance and practicality of the home.

A welcoming entrance hall leads into the ground floor accommodation and is complemented by a convenient shower room fitted with a three-piece suite. The sitting room provides a comfortable setting for everyday living, centred around a feature fireplace that creates an attractive focal point and a natural gathering place for family and friends.



M&B

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The brand-new kitchen has been designed with both style and functionality in mind, featuring quality cabinetry, marble-effect work surfaces and a range-style oven. There is ample space for essential appliances, creating an inviting environment for everything from busy weekday routines to relaxed weekend cooking. Flowing directly from the kitchen, the conservatory extends the living space and enjoys pleasant views across the garden, offering flexibility as a dining area, family room or somewhere to unwind with a morning coffee.

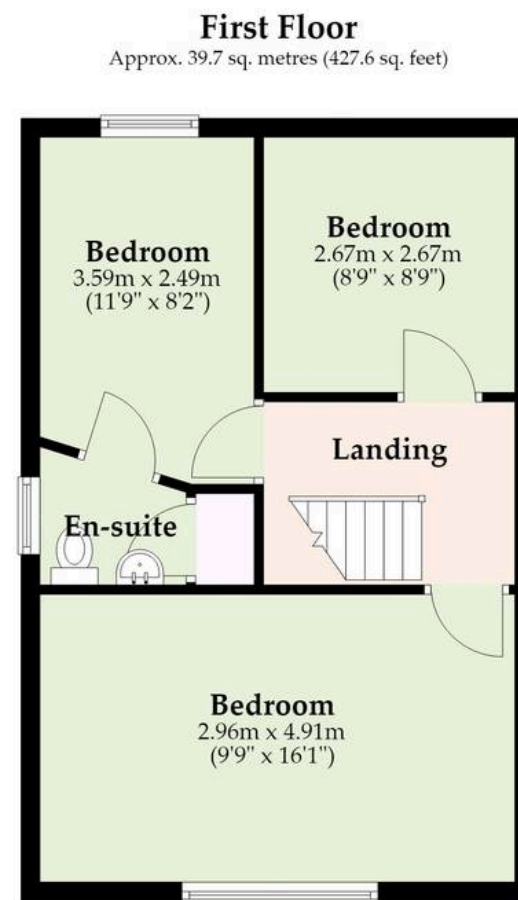
Upstairs, three well-proportioned bedrooms provide comfortable accommodation. The principal bedroom benefits from its own en-suite shower room, while the remaining rooms are equally suited to family members, guests or those requiring dedicated space for home working.

Outside, the south-facing rear garden is a particularly appealing feature. Predominantly laid to lawn and framed by established planting, it offers plenty of space for children to play, gardening enthusiasts to enjoy, or simply for relaxing outdoors. A patio seating area provides an ideal spot for outdoor dining and entertaining throughout the warmer months.

Offering modern improvements, practical living space and a sought-after position within the town, this attractive home presents an excellent opportunity for a wide range of buyers.



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Total area: approx. 97.1 sq. metres (1045.4 sq. feet)

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Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

Plan produced using PlanUp.

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