



159 Carr Avenue, Leiston

Minors & Brady



159 Carr Avenue

Leiston

Enjoying a rarely available position at the end of a quiet no-through road and backing onto open fields, this beautifully maintained detached bungalow offers the perfect opportunity to enjoy spacious, single-storey living in a sought-after part of Leiston. Thoughtfully improved by the current owners, the property features a stylish refitted kitchen with integrated appliances, a contemporary shower room and an impressive living/dining room that forms the heart of the home, with direct access to the garden and plenty of natural light. Two well-proportioned bedrooms provide comfortable accommodation, while outside, the low-maintenance rear garden enjoys an attractive open outlook across neighbouring fields. Further benefits include a detached garage, generous off-road parking for three vehicles, double glazing and gas central heating, creating a home that is both practical and beautifully presented for modern everyday living.

The Location

Situated on Carr Avenue, this location enjoys a convenient position within the Suffolk town of Leiston, a well-established community that combines everyday practicality with easy access to some of the county's most recognised coastal and countryside destinations. The area appeals to a wide range of buyers, from families seeking good local schooling and amenities to professionals connected with the nearby energy sector, as well as retirees looking to enjoy a slower pace of life close to the coast.

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Leiston High Street offers independent retailers, cafés, takeaways, supermarkets and essential services, while healthcare facilities, pharmacies and banking services are readily available nearby. Leisure opportunities are well catered for, with Leiston Leisure Centre providing a swimming pool, gym, fitness classes and sports facilities, while the historic Leiston Film Theatre remains a popular local venue for cinema and live entertainment. For a wider selection of shopping and dining options, the neighbouring market town of Saxmundham is within easy reach, offering larger supermarkets and additional independent businesses.

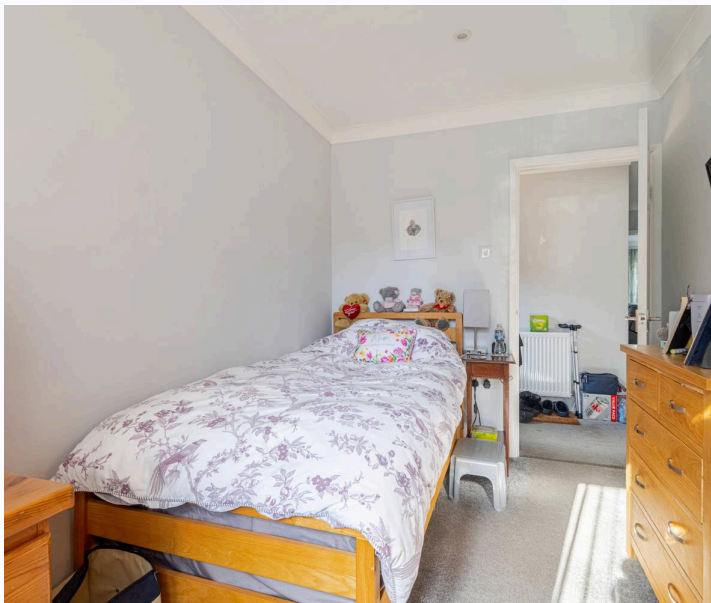
Families are well served by educational provision in the area, with primary schooling available within Leiston and secondary education provided by Alde Valley Academy. The town is also home to the internationally recognised Summerhill School, offering an alternative educational approach.

The nearby A12 provides links south towards Ipswich, Colchester and London, and north towards Lowestoft. Rail services are available from Saxmundham station, offering connections across the East Suffolk Line and onward services to London Liverpool Street via Ipswich. Regular bus routes also serve surrounding towns and villages, making commuting and day-to-day travel relatively straightforward.

One of the location's defining features is its proximity to the Suffolk coast. The popular seaside town of Aldeburgh, the distinctive village of Thorpeness, and the nature reserves at Minsmere are all easily accessible, providing opportunities for walking, cycling, birdwatching and coastal recreation. Further attractions include Snape Maltings, Orford and the wider Suffolk Coast and Heaths landscape, all contributing to a lifestyle that balances modern convenience with access to open countryside, natural beauty and well-regarded visitor destinations.

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Occupying a desirable position at the end of a quiet no-through road within easy reach of Leiston's amenities, this rarely available detached bungalow presents an excellent opportunity for those seeking single-storey living in a well-established residential setting. Having been carefully improved by the current owners over recent years, the property offers stylish, updated accommodation throughout.

The property is approached via a block-paved frontage bordered by mature shrubs, creating an attractive first impression. A sizeable driveway provides ample off-road parking and leads to the detached garage, while gated access on both sides of the bungalow allows convenient entry to the rear garden.

Stepping inside, the welcoming entrance hall provides access to all principal rooms and immediately reflects the property's well-maintained condition. Practical features include a built-in storage cupboard and loft access, ensuring useful additional storage.

Positioned at the front of the property are the two bedrooms. The principal bedroom is a generously proportioned double room, flooded with natural light through a large front-facing window and offering ample space for freestanding furniture. Bedroom two is also a comfortable and versatile room, suitable as a guest bedroom, home office or hobby room, depending on individual requirements.

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The kitchen has been thoughtfully designed and refitted to a high standard, featuring a stylish range of contemporary wall and base units complemented by wood-effect work surfaces and attractive metro-tiled splashbacks. A comprehensive selection of integrated appliances includes a fridge freezer, dishwasher, microwave, oven, gas hob and extractor hood, creating a highly functional space for everyday cooking. There is also provision for a washing machine, together with a water softener and concealed boiler. A side door provides direct access outdoors, adding further practicality.

The living/dining room is an impressive space extending across the rear of the bungalow and forms the social hub of the home. Generous proportions comfortably accommodate both seating and dining areas, making it ideal for entertaining guests or enjoying everyday life. A feature fireplace provides an attractive focal point, while a large rear window and glazed door overlook the garden and draw in an abundance of natural light. The direct connection to the outdoor space enhances the room's appeal and creates an effortless flow between inside and out.

Serving the bedrooms is a stylishly refitted shower room, finished in a contemporary style and fitted with a modern three-piece suite. The corner shower enclosure, vanity hand wash basin with storage beneath and low-level WC are complemented by tasteful tiling and a heated towel rail, creating a smart and practical space.

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Externally, the rear garden has been carefully arranged to provide an attractive outdoor environment with minimal upkeep required. Backing directly onto fields, the garden enjoys a pleasant outlook and a greater sense of openness than many properties of a similar type. An artificial lawn, slate-filled flowerbeds and enclosed boundaries provide an attractive setting that can be enjoyed throughout the year. A raised decked seating area offers the perfect place for outdoor dining, entertaining or simply appreciating the surrounding views across the neighbouring fields.

Additional features include outside power, lighting and a water tap, while a greenhouse provides further appeal for keen gardeners. The detached garage benefits from power and lighting, together with both vehicle and pedestrian access, making it ideal for storage, workshop use or secure parking if desired.

Agents Note

This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

The loft is partially boarded.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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Ground Floor

Approx. 84.1 sq. metres (904.9 sq. feet)



Total area: approx. 84.1 sq. metres (904.9 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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