

4 Archway Cottages Valley Road, Leiston

Minors & Brady

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Leiston

An excellent opportunity to acquire a characterful Victorian home that has already benefited from a wealth of recent improvements, this attractive three-bedroom mid-terrace property occupies a desirable position on the edge of Leiston and offers spacious, well-balanced accommodation ideal for first-time buyers, families and investors. Enhanced by a new central heating system with a gas combination boiler installed just three years ago, a full electrical rewire upon completion, re-plastered ceilings and double glazing throughout, the property provides a practical and comfortable living environment. Further benefits include an open-plan living/dining room, three off-landing bedrooms, a boarded loft with ladder access, generous garden space and the valuable addition of off-road parking to the rear, creating a home ready to enjoy while still offering scope for personalisation.

The Location

Situated on Valley Road in Leiston, this location offers a balance of everyday convenience and access to some of Suffolk's most distinctive coastal and countryside landscapes. The town centre provides a selection of independent shops, cafés, pubs and essential services, alongside supermarkets and healthcare facilities.

Residents benefit from leisure amenities including Leiston Leisure Centre, which offers a swimming pool, fitness facilities and sports activities, while Suffolk's oldest purpose-built cinema, Leiston Film Theatre, remains a popular venue for entertainment and community events. The Long Shop Museum, celebrating the town's industrial heritage, adds further cultural interest and reflects Leiston's historical importance within the region.

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For families, the area is supported by a range of educational options, including Leiston Primary School and Alde Valley Academy, while further education opportunities continue to expand through Suffolk New College's presence in the town and its developing College on the Coast initiative linked to the wider Sizewell area.

Despite its coastal position, Leiston remains well connected. The nearby market town of Saxmundham provides rail services on the East Suffolk Line, offering connections to Ipswich and onward services to London Liverpool Street. Road links via the A12 provide access north towards Lowestoft and south towards Woodbridge and Ipswich, making the area a practical base for commuting and regional travel.

One of the location's defining features is its proximity to the Suffolk Coast. Sizewell Beach lies approximately two miles away, offering open shoreline, coastal walks and access to the Suffolk Coast Path. Residents can also easily enjoy nearby destinations including Aldeburgh, Thorpeness, Dunwich and the renowned RSPB Minsmere nature reserve. Together with Leiston Abbey, woodland walks, heathland landscapes and cycling routes across the Suffolk Coast and Heaths area, these surroundings contribute to a lifestyle that combines outdoor recreation with the convenience of a well-served town.

The Property

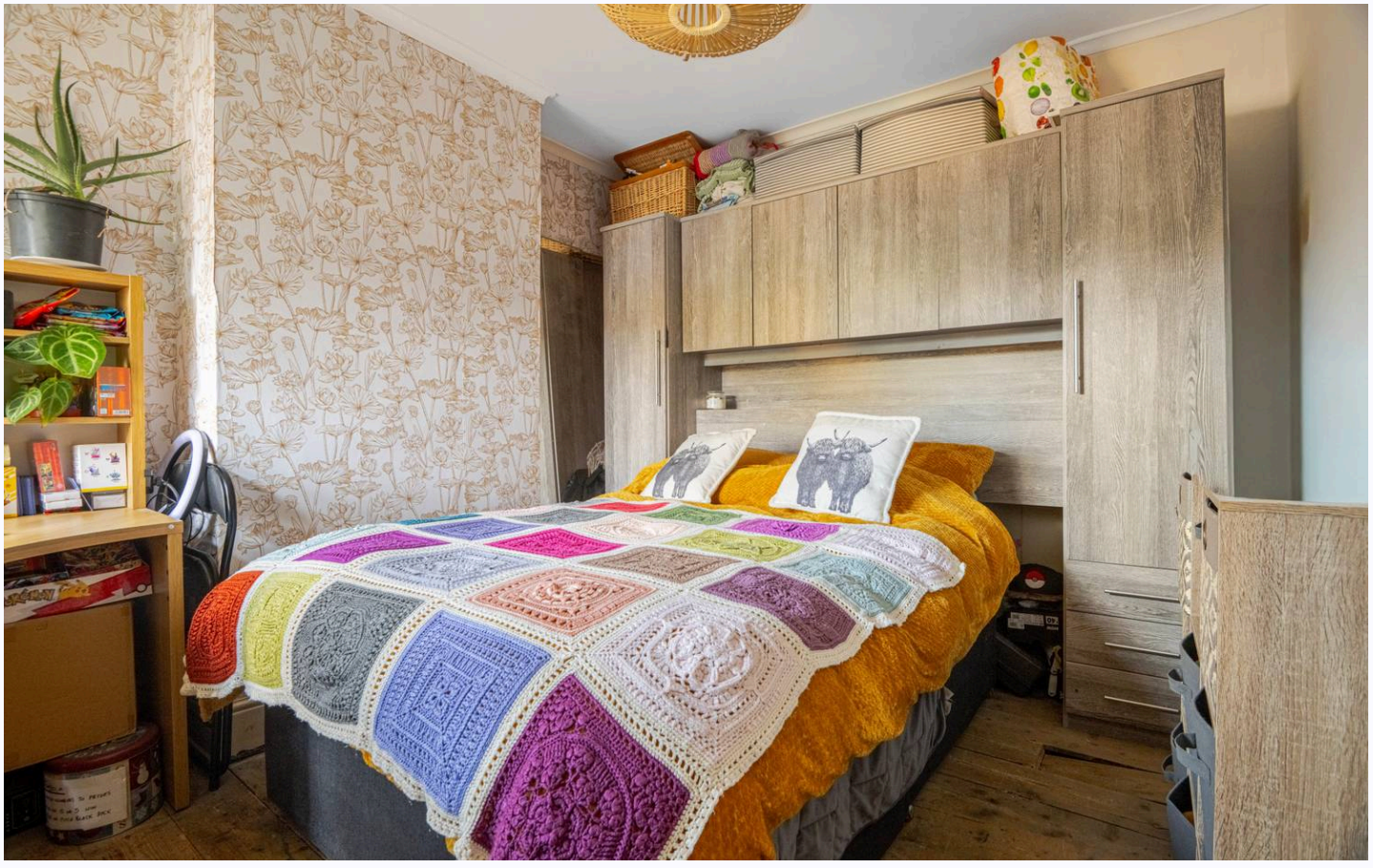
Upon entering the property, a composite entrance door opens directly into the welcoming entrance hall and principal reception area. The sitting room enjoys a bright front aspect and is centred around an attractive period-style fireplace with a timber mantel and tiled surround, creating a charming focal point. Retaining the character expected of a Victorian home while benefiting from recent improvements, this inviting space offers an excellent setting for everyday relaxation.

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The accommodation flows seamlessly through to the dining area, creating a generous open-plan living and dining environment that is ideal for modern family living. Thoughtfully arranged, this versatile space is perfectly suited to both day-to-day life and entertaining guests, with ample room for dining furniture and comfortable seating.

Beyond the reception space, the kitchen forms a practical and functional part of the home. Fitted with a range of wall and base units, it offers an abundance of storage and workspace, alongside a ceramic sink and space for freestanding appliances. The recently installed gas combination boiler is neatly positioned within the kitchen, contributing to the property's upgraded heating system. The layout has been designed to maximise usability, while a useful storage cupboard provides further everyday convenience.

A rear hall provides access to the garden through a glazed composite door and also benefits from a pantry-style storage cupboard. From here, the ground floor bathroom is accessed. Fitted with a white suite comprising a panelled bath with shower over, wash hand basin and WC, the bathroom is complemented by a heated towel rail and practical tiled finishes.

The first floor is approached via a staircase from the inner hall and leads to a central landing, from which all bedrooms are independently accessed. A side-facing window allows natural light to filter into the space, while a fitted loft ladder provides access to the boarded loft area, offering valuable additional storage.

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The bedroom accommodation is particularly appealing thanks to its traditional off-landing arrangement. The principal bedroom is a generous double room overlooking the front aspect and benefits from built-in wardrobes, creating a comfortable and functional main bedroom. The second bedroom is also a well-proportioned double room positioned to the rear of the property, making it ideal for family members, guests or those working from home. Completing the accommodation is a third bedroom, a versatile single room that could equally serve as a nursery, study or dressing room depending on individual requirements.

Externally, the property continues to impress. The rear garden has been arranged into a series of distinct areas, offering flexibility for a range of lifestyles. An artificial lawn creates a low-maintenance outdoor space, while a decked seating area provides an excellent setting for outdoor dining and entertaining during the warmer months. There is also a dedicated play area and an enclosed section currently used for keeping chickens, demonstrating the versatility of the garden. A substantial timber workshop and storage shed, complete with power connection, offers excellent potential for hobbies, storage or home project use.

A particularly valuable feature is the provision of off-road parking to the rear of the property, an increasingly sought-after benefit within properties of this age and style.

Agent's Note

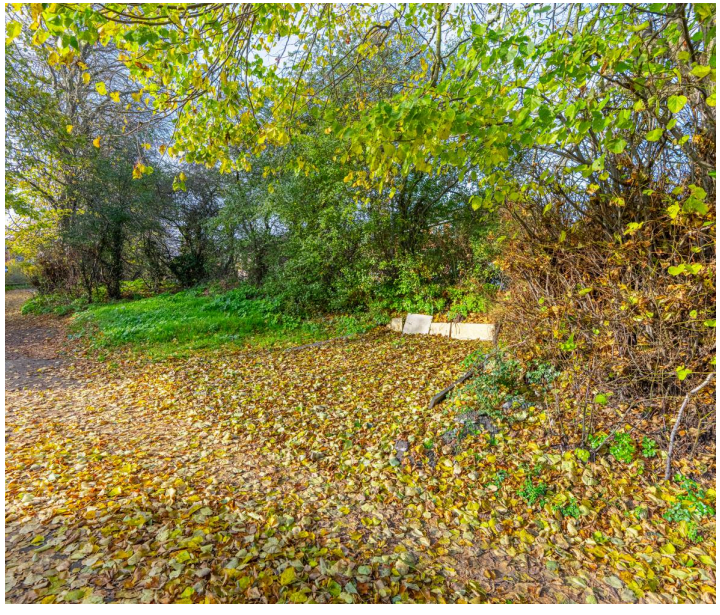
This property will be sold freehold. Connected to mains water, electricity, gas and drainage. Gas central heating system.

Please note there is a covenant restricting the erection of any permanent structure exceeding 5ft in height at the end of the rear garden.

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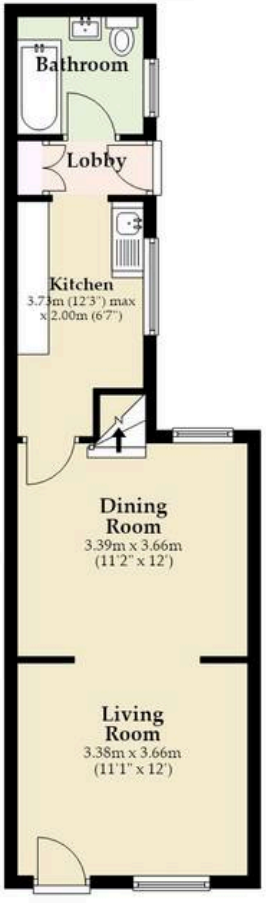






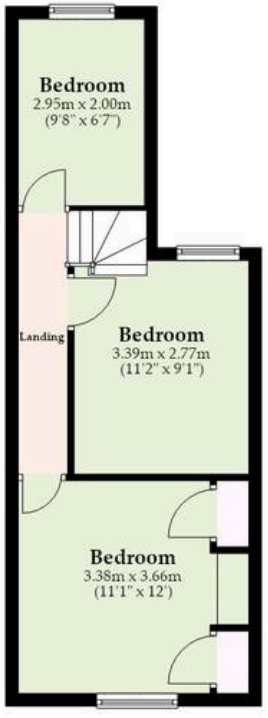
Ground Floor

Approx. 34.7 sq. metres (373.9 sq. feet)
(excluding Bathroom)



First Floor

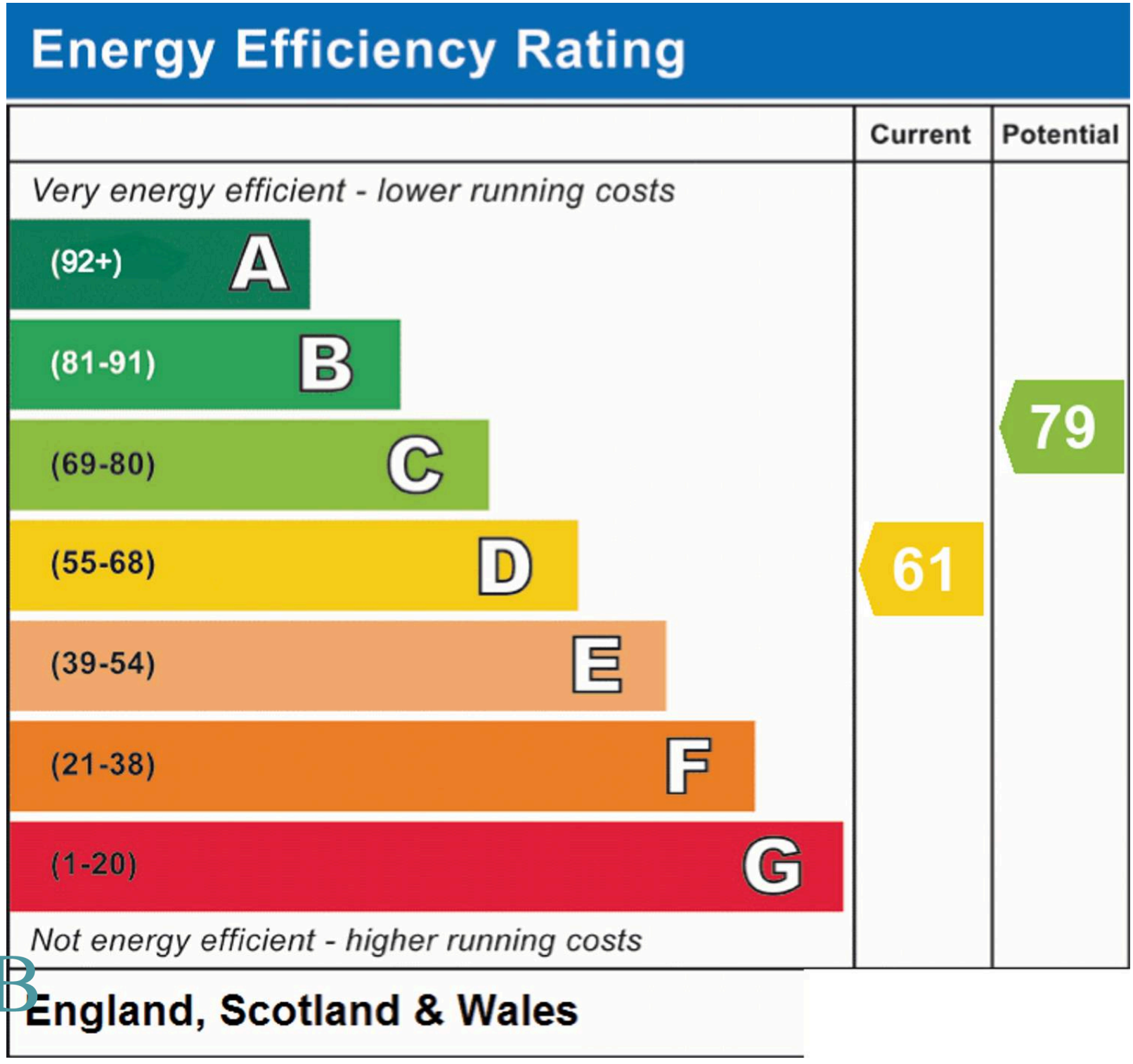
Approx. 32.8 sq. metres (352.8 sq. feet)



Total area: approx. 67.5 sq. metres (726.7 sq. feet)

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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Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
61
79
England, Scotland & Wales

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