



Hancocks Close, Leiston, IP16 4LD

welcome to

Hancocks Close, Leiston

Located in a quiet cul-de-sac in Leiston, this updated three-bedroom home offers a south-facing garden, garage, and off-road parking. Recently improved with new insulated cladding, a modern kitchen, and a new garage door, it's ready to move straight into.

Location

Leiston is a thriving Suffolk market town with a wide range of amenities, including schools, supermarkets, independent shops, and leisure facilities, making it an excellent choice for families and professionals alike. Situated close to the stunning Suffolk Heritage Coast, residents can enjoy easy access to nearby coastal destinations such as Aldeburgh and Thorpeness. The town has also benefited from significant investment associated with the nearby Sizewell C development, further strengthening the local economy and enhancing its long-term appeal.

Entrance Hall

Welcoming entrance hall featuring a uPVC front door, side window, radiator, built-in storage cupboard, and staircase leading to the first floor.

Living Room

16' x 10' (4.88m x 3.05m)

Front aspect window, radiator, and an attractive feature fireplace with ornate detailing.

Kitchen

12' 1" x 10' 5" (3.68m x 3.17m)

Stylish newly installed kitchen fitted with marble-effect worktops and a range-style oven. Provision for a dishwasher, washing machine, and full-height fridge freezer. Cupboard housing the gas combi boiler and useful understairs storage space.

Ground Floor Shower Room

Rear aspect window, corner shower cubicle with electric shower, WC, and wash hand basin with storage unit below. Fully tiled walls and flooring.

Conservatory

6' 1" x 6' 1" (1.85m x 1.85m)

Featuring a tiled floor and double doors opening onto the enclosed rear garden, allowing plenty of natural light.

Landing

Landing with loft access hatch and radiator.

Master Bedroom

16' x 9' 4" (4.88m x 2.84m)

Generous bedroom with a window to the front elevation, radiator, and scope for an en-suite facility, subject to any required permissions.

Bedroom Two

11' 6" x 7' 10" (3.51m x 2.39m)

Bedroom with a window overlooking the rear garden.

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)

Rear aspect window overlooking the garden, enjoying a private outlook and allowing plenty of natural light.

Wc

Side aspect window, WC, and wash hand basin set within a vanity unit providing useful storage below.

Outside

To the front, the property benefits from a low-maintenance garden with a patio area complemented by a variety of mature shrubs and trees, creating an attractive approach.





A driveway provides off-road parking for up to three vehicles and leads to the single garage, which benefits from a recently replaced up-and-over door, together with power and lighting.

The delightful rear garden enjoys a sunny south-facing aspect and offers a good degree of privacy. Predominantly laid to lawn with well-established borders, it also features a generous patio seating area, making it ideal for outdoor dining, entertaining, or family enjoyment.

Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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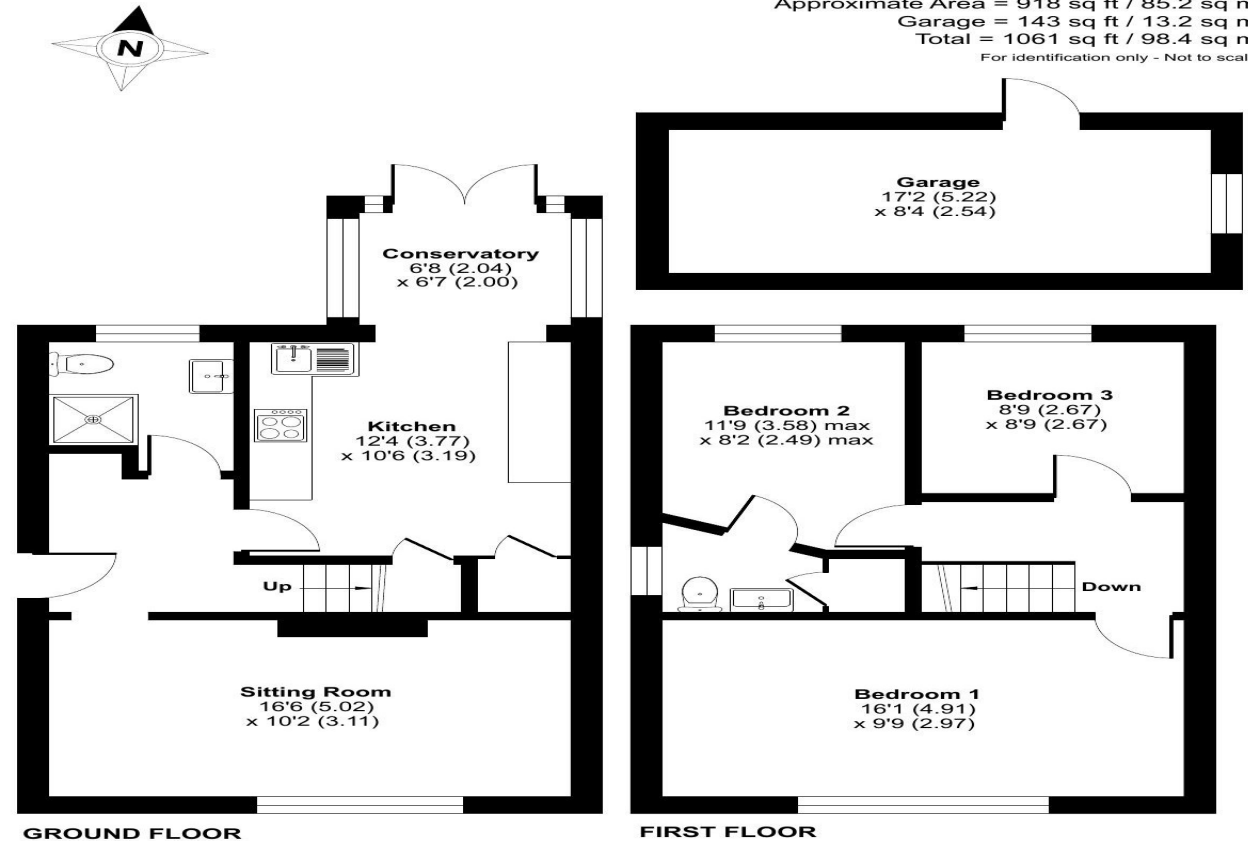
- Three well-proportioned bedrooms
- Modern fitted kitchen
- No onward chain
- Garage
- Gas-fired central heating

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£250,000

Hancocks Close, Leiston, IP16

Approximate Area = 918 sq ft / 85.2 sq m
Garage = 143 sq ft / 13.2 sq m
Total = 1061 sq ft / 98.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Flyp Homes Limited. REF: 1503546

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Property Ref:
FLH105816 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443. Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01728 723923



Framlingham@williamhbrown.co.uk



26 Market Hill, Framlingham, WOODBRIDGE,
Suffolk, IP13 9AN



williamhbrown.co.uk