



**The Granary**

Badger Wood Lane, Leiston Suffolk, IP16

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**Bedfords**

ESTABLISHED 1966

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## The Granary Badger Wood Lane, Leiston Suffolk, IP16 4EU

- Southwold 14.6 miles
- Saxmundham 5.2 miles
- Aldeburgh 3.6 miles
- London by train from Ipswich 1hr 15mins

ENTRANCE HALL | CLOAKROOM | KITCHEN | SITTING ROOM | UTILITY ROOM | DINING ROOM | STUDY | FIVE BEDROOMS | TWO EN-SUITES | FAMILY BATHROOM | GARDEN | OFF STREET PARKING | LARGE GARAGE

### The Property:

The Granary is a fabulous modern family home in pristine condition standing in the corner of a small development of six houses. There is parking to the front with access to the garage, door to entrance hall, stairs to first floor, travertine floor, cloakroom, study, sitting room and dining room.

There is an attractive double aspect drawing room with inglenook style fireplace with built-in cupboard to one side redbrick chimney with a Pamment hearth, bi-folding doors to the garden. The kitchen breakfast room is a beautifully appointed room with built-in base and wall units, dishwasher, fridge/freezer, gas rangemaster, inset sink with mixer tap over, pantry/utility room, door to rear garden and double doors to the dining room. From the hall is an oak staircase which leads to the first floor with barley twist finials, a large spacious double-aspect landing with mezzanine aspect and large picture window.

There are five double bedrooms. The main bedroom is a beautiful light room with fitted mirrored wardrobes, shelving and en-suite shower room. The second largest double also has mirrored wardrobes and an en-suite shower room. All bedrooms are a good size with light flooding into each room.

**A fabulous five bedroom house, situated in an exclusive development on the outskirts of Leiston..**

**Guide: £850,000 FREEHOLD**



The family bathroom features panelled bath, separate shower, his and her vanity wash hand basins with electric mirrors above and a close coupled WC.

On the landing you will also find a cupboard housing the immersion cylinder.

**Outside**

To the front of the house is a block paved drive and parking area, with herbaceous borders giving access to a generous garage, with electric up and over doors. To the rear is a large mature garden with mature trees, mature hedging and a lovely terrace.

**Services**

Mains water, gas, electricity and sewage are connected. According to Ofcom superfast broadband is available and mobile coverage is likely on all networks.

**Local Authority**

East Suffolk District Council – Council Tax Band F  
EPC Rating C

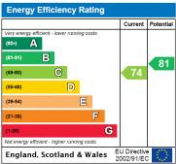
**Directions**

what3words – flipping.skips.engrossed

**Location**

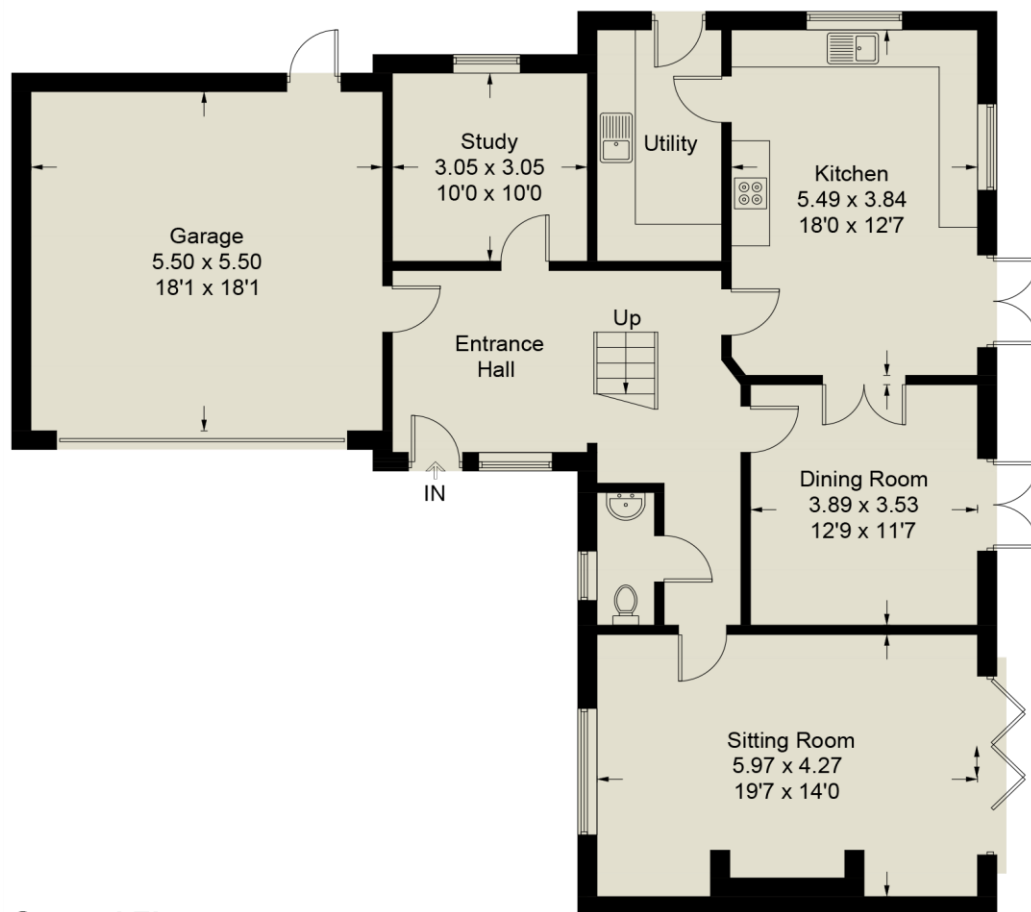
Situated only a short drive from Aldeburgh and Southwold on Suffolk's picturesque heritage Coast. Close to the centre of the thriving town of Leiston. which is well-served with schools, a cinema, leisure centre/swimming pool and a range of shops including a popular butcher, Co-Op and fruit & veg shop. The beach at Sizewell is just 2 miles to the east and the 14th-century remains of Leiston Abbey lie north-west of the town. Also only a short drive from the market town of Saxmundham; with Waitrose and the train station giving access to Ipswich and then mainline to London.

**FIXTURES AND FITTINGS:** Unless specifically mentioned in these particulars, certain fixtures and fittings may be excluded from the sale.

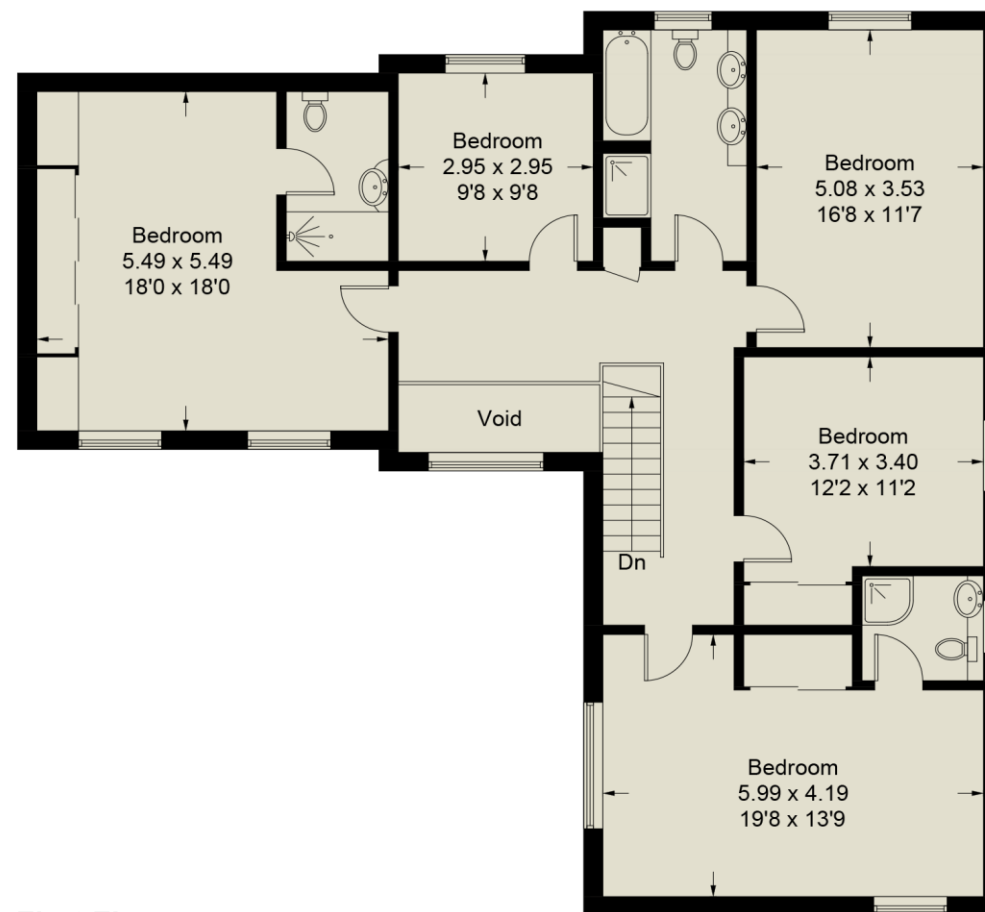


# The Granary, Leiston

Approximate Gross Internal Area = 266.2 sq m / 2865 sq ft  
(Excluding Void & Including Garage)



Ground Floor



First Floor





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