

4 The Ridings, Leavenheath, Colchester, CO6 4QA



Freehold

Offers In Region Of

£550,000

Subject to contract

No onward chain

5 bedrooms
4 reception rooms
2 bathrooms



Some details

General information

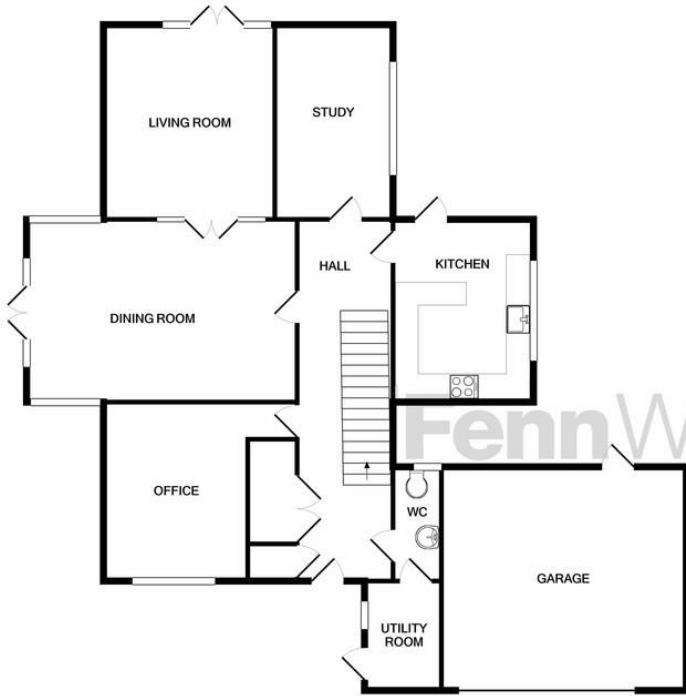
An incredibly spacious five bedroom detached family home with connected double garage and driveway offering excellent work from home/annexe potential.

The oil fired central heated accommodation is briefly composed of a double glazed entrance door leading into the main entrance hall with open tread staircase leading to the first floor, good level of built in storage and doors that lead off to the useful ground floor cloakroom with further door from this leading into the utility room with worksurface, storage and further door leading to the outside. Also from the entrance hall doors lead off to the good size study to the front of the house. A central dining room with pair of double glazed doors leading to the side garden, wood style flooring plus internal double doors with side lights leading to the main living room where wood flooring continues. There is a centrally set feature fireplace and double glazed doors leading out to the rear gardens. Also from the entrance hall is a ground floor study created by the current owners by partitioning off part of the original living room, wood style flooring continues, double glazed window to the side aspect. The accommodation is then concluded with a good size kitchen/breakfast room where worksurfaces surround and culminate into a breakfast bar peninsular, inset one and a half bowl sink, space for a cooker, space for dishwasher plus further appliances and a good range of units and drawers surround beneath with further wall mounted units over plus tiled splashbacks, double glazed window to the side and a door leading to the outside rear gardens.

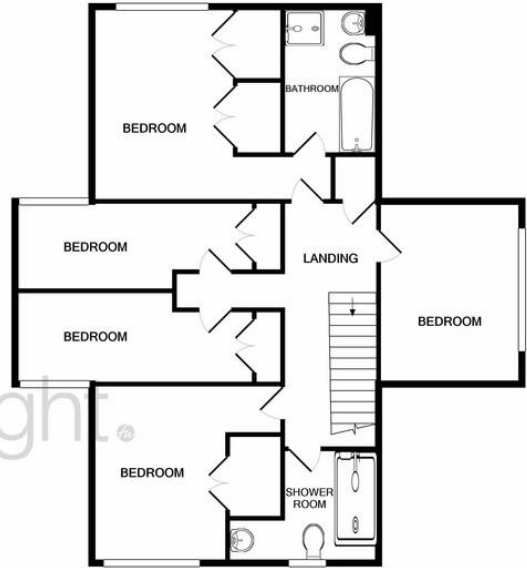
Stairs rise up to the first floor landing where doors lead off to the master bedroom at the rear of the house with built in wardrobes and connects to a four piece ensuite bathroom. Doors lead off then to the remaining four bedrooms, buyers should note that bedrooms four and five were again created by the current owner by partitioning one of the original bedrooms. Bedroom three benefits from built in storage and the first floor accommodation is finally concluded with the main family shower room which has a generous tiled walk in shower with wall mounted heated towel rail and further tiling to the floor.



A very spacious five bedroom detached family style home in this sought after village. The property offers many options due to the potential and flexibility of the accommodation which includes a linked double garage great working from home or annexe accommodation potential.



GROUND FLOOR
APPROX. FLOOR
AREA 1284 SQ.FT.
(119.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 950 SQ.FT.
(88.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 2235 SQ.FT. (207.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.
Made with Metropix 6/2022



Living room

13' 5" x 11' 10" (4.09m x 3.61m)

Study

13' 5" x 8' 2" (4.09m x 2.49m)

Dining room

8' 8" x 12' 7" (2.64m x 3.84m)

Office

12' 4" x 9' 10" (3.76m x 3m)

Kitchen

12' 7" x 9' 10" (3.84m x 3m)

Cloakroom

7' 10" x 3' 5" (2.39m x 1.04m)

Utility room

7' 7" x 75' 4" (2.31m x 22.96m)

Master bedroom

13' 9" x 10' to wardrobes (4.19m x 3.05m)

Ensuite

10' 2" x 6' 7" (3.1m x 2.01m)

Bedroom two

12' 5" x 9' 4" min. (3.78m x 2.84m)

Shower room

10' 5" > 6' 8" x 7' 10" (3.18m x 2.39m)

Bedroom three

12' 7" x 9' 11" (3.84m x 3.02m)

Bedroom four

16' 6" x 6' 5" (5.03m x 1.96m)

Bedroom five

16' 6" x 6' 5" (5.03m x 1.96m)

Double garage

16' 11" x 16' (5.16m x 4.88m) internally



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Outside

The front of the property has an area of lawn and a driveway leading up to the attached double garage with up and over door, the pathway then extends to the main front door.

The rear gardens are set into two distinct areas with the immediate rear garden accessed from the kitchen and has an area of patio with the majority then set to lawn with flower borders and fence and hedge marking the boundary. There is another area of garden to the side of the property designed in a low maintenance fashion with shingled area and fence boundary with hedging.

Location

Leavenheath is roughly equidistant between Colchester and Sudbury, and is a quiet village with access to primary schools at Nayland and Stoke by Nayland and secondary school options in either Sudbury, Great Cornard or Colchester. A broad range of shopping and leisure facilities can be found at both Sudbury and Colchester. Sudbury has a branch rail link via Marks Tey to London Liverpool Street station and Colchester has a main rail link to London.

Important information

Council Tax Band - F

Services - We understand that mains water, drainage and electricity are connected to the property. There is oil fired central heating.

Tenure - Freehold

EPC rating - D

Our ref - NAS

Further information

If you would like more information on this property and its surrounding location (schools, transport etc) please get in touch.

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Directions

Using the postcode CO6 4QA as the point of origin and coming from Sudbury turn left into Harrow Street and immediate left into The Ridings and left again when you are in The Ridings and the property can be found at the end of the close.

To find out more or book a viewing

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