

9 The Ridings, Leavenheath, Colchester, CO6 4QA



Freehold

Guide Price

£495,000

Subject to contract

No onward chain

- 4 bedrooms on 1st floor
- 1 bedroom suite on ground floor
- 2 reception rooms
- 3 bathrooms



Some details

General information

A fantastic five-bedroom detached family home situated in a quiet cul-de-sac location in the heart of the sought after village of Leavenheath, amongst the picturesque Dedham Vale just 8.2 miles from Colchester town centre and mainline station.

The property offers a generous and flexible layout, having been extended over the years with exciting onward potential to personalise. A welcoming entrance hall offers a staircase to the first floor, cloakroom and an integral door that leads into the garage.

At the front of the property is a large bedroom, currently being used as a study which offers a large wet room comprising an enclosed bathtub, shower cubicle, WC and wash hand basin. This room would be perfect for a relative or guest suite.

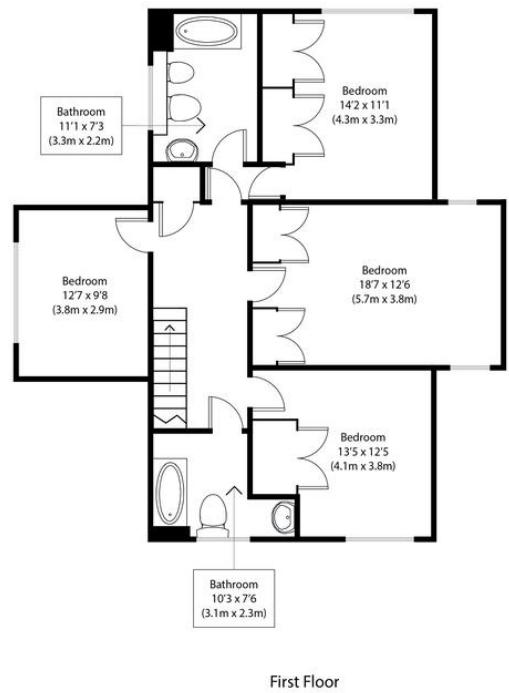
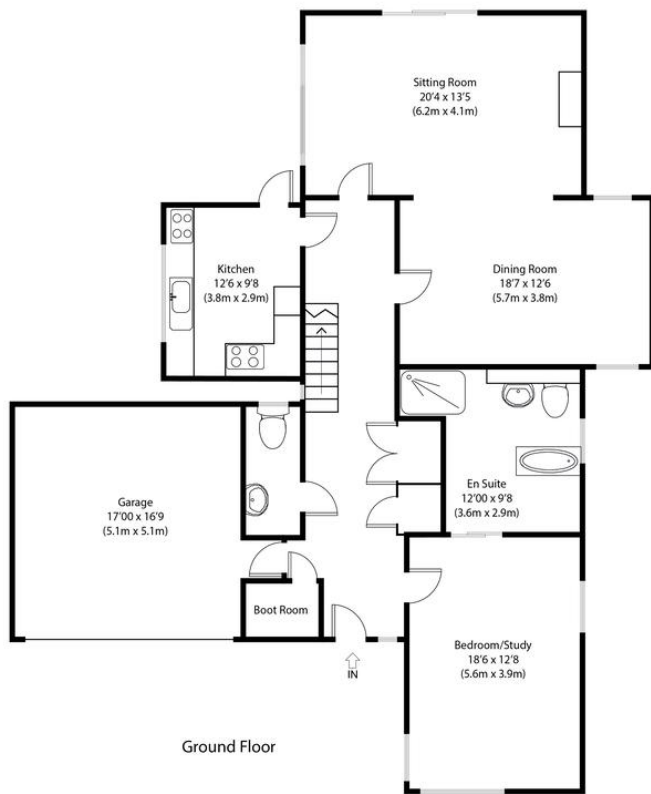
The living/ dining room offers a triple aspect with doors leading out into the rear garden and central feature fireplace.

The kitchen offers a range of fitted units with space and plumbing for all the necessary kitchen and utility appliances, there is also a door to the rear garden.

On the first floor, there are four generously proportioned bedrooms and a family bathroom. Three of the bedrooms benefit from built in wardrobes, and bedroom one offers a door to create a principal suite with an additional bathroom. This acts an en-suite with the option to also utilise as a second family bathroom.



A fantastic five-bedroom detached family home situated in a quiet cul-de-sac location in the heart of the sought after village of Leavenheath amongst the picturesque Dedham Vale.



Approximate Gross Internal Area
2655 sq ft (247 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.igphotos.co.uk



Outside

The property is approached by a driveway, providing parking which leads to the garage with up and over door.

The front garden is laid to lawn, enclosed by a rose garden and gated side access to the rear garden.

The rear garden commences with a sun terrace which is perfect for garden furniture and barbeque seasons. The garden is surrounded by mature hedging, trees and fruit trees creating a secluded environment.



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Location

Leavenheath is situated to the North of Colchester, between the market towns of Sudbury and Colchester which both offer a varied range of shopping facilities, eateries, bars and restaurants. Within the village there are fine country walks, public house, village hall and playing fields with a Church. There are popular primary schools in the neighbouring villages of Stoke by Nayland and Nayland together with Littlegarth School. Sudbury and Colchester also offer a good choice of secondary schooling as well as a choice of top rated independent preparatory schools, including The Royal Grammar and St Marys School for girls.

The Stoke by Nayland Golf and Leisure Club is also a short distance away offering two excellent golf courses, gym, spa facilities, bar and restaurant. The nearby station at Colchester North provides services to London Liverpool Street, Ipswich, and Norwich, with the A12 easy accesses towards the M25 London bound and the A12 North towards the A14.

Important information

Council Tax Band - F

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

Tenure - Freehold

EPC rating – E

Agents note

We understand one of the neighbouring properties is a nursing home.

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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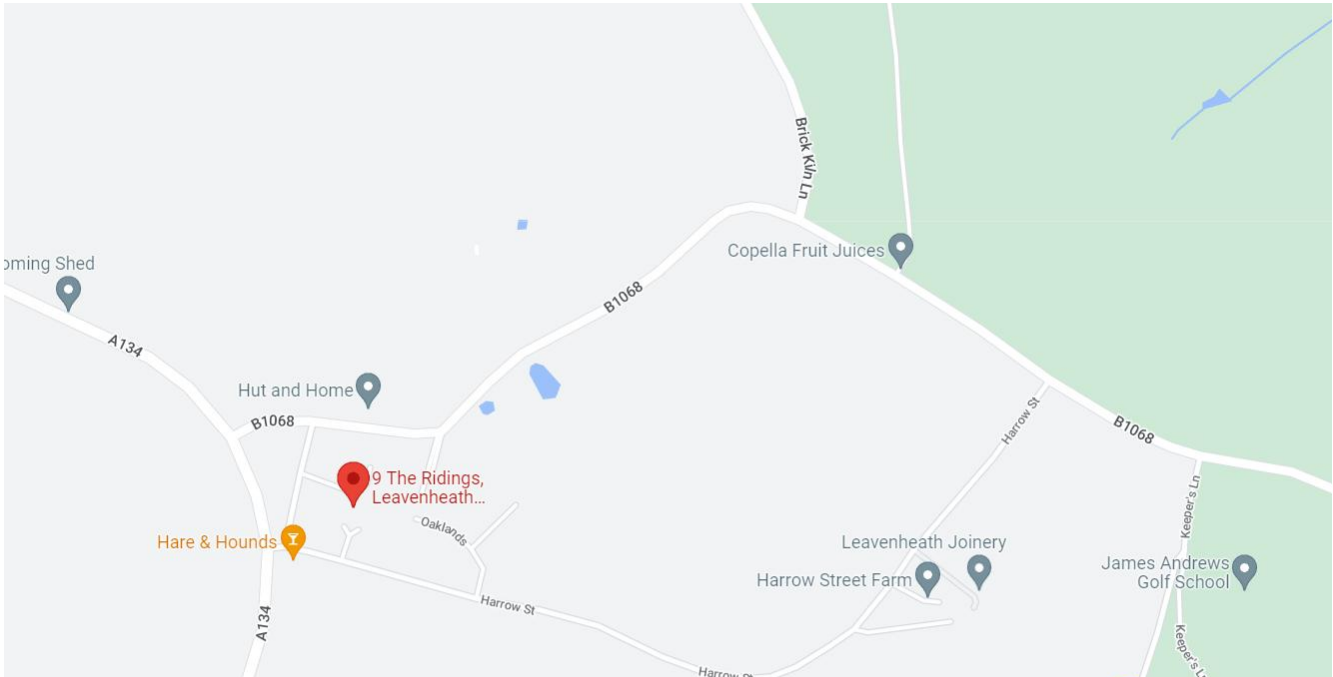
Viewing

To make an appointment to view this property please call us on 01206 763 388.

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Directions

Proceed out of Colchester from North Station along the A134 Northern Approach road, at the second traffic light junction bear left towards Great Horkesley along the A134 continue through the village of Great Horkesley and along past the turning for Nayland and into Leavenheath, turning right on to Harrow Street at the Hare & Hounds public house. Follow the road taking the first left on to The Ridings where the property will be found at the end of the road.

To find out more or book a viewing

01206 763 388

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