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# 3 BRAMBLE WAY

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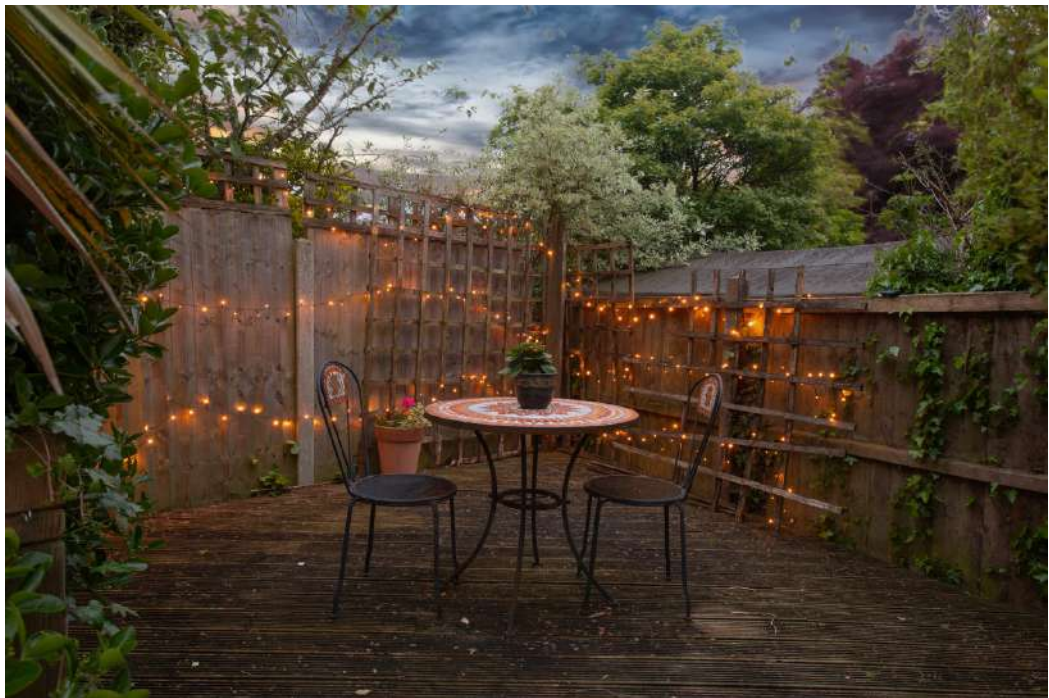
# A RARE OPPORTUNITY

Tastefully finished to a high standard, with classic features and spacious living facilities, this detached four-bedroom family home is magnificent in size, yet blissfully tucked away. It has been lovingly and fully renovated and extended by the current owners who have enjoyed this home for nearly 30 years.

Snuggled in a mature corner plot set back from the road down a quiet cul-de-sac of only a handful of residents, the manicured front garden spreads across the front and sides of the house, giving a real sense of tranquillity.

First impressions of this house are simply breathtaking. Leading in along the stoned drive, you can't help but notice the vast area of land in which the house sits; it stretches from the green as soon as you turn into the cul-de-sac, all the way back to the far corner, setting a real sense of precedence as you approach the wide porchway to the front door.









# WELCOME HOME

The ground floor hallway leads to the living room, conservatory, dining room, kitchen/breakfast room with utility room as well as music room (which can alternatively be utilised as an office/playroom) and the ground floor WC. On the first floor, find four large double bedrooms (two with en suite) and family bathroom.

Large windows flood the spacious rooms with an abundance of natural light. The rooms are tastefully decorated in a neutral palate, helping enhance the exquisite features.

The living room has a feature fireplace with gas burner and plenty of space for the largest of sofas. The beautiful bay window floods the room with plenty of natural light and furnishes the space with views over the front garden. The room flows with easy access into the conservatory and outside, where everyone can be kept an eye on!

# COUNTRY KITCHEN

The bespoke country-style kitchen/breakfast room is full of classic solutions which are perfect for modern living. The breakfast room area gives a large space for a dining table and seating, with views all-around of the rear garden, the perfect place to recharge and start your day.

There is a lovely flow through this part of the property, with the music room sitting close by for further space to spill out to, which can alternatively be used for a variety of purposes to suit.

The kitchen is fitted with attractive wooden roll top surfaces and features a double eye level oven, with dual microwave oven to top, integrated fridge, and that all important view from the kitchen sink that does not disappoint, with unspoilt views of the well-maintained garden.













The utility room adds further practicality to the space, as do the attractive wooden effect flooring and worktops. A range of wall and base units for storage as well as space for a washing machine, tumble dryer and dishwasher.

The dining room, decorated in that classic neutral palate features another beautiful bay window which gives views to that well-kept front garden, whilst the space has room for a large dining table and furniture. This room also has the potential for a well sized home office or playroom perhaps.



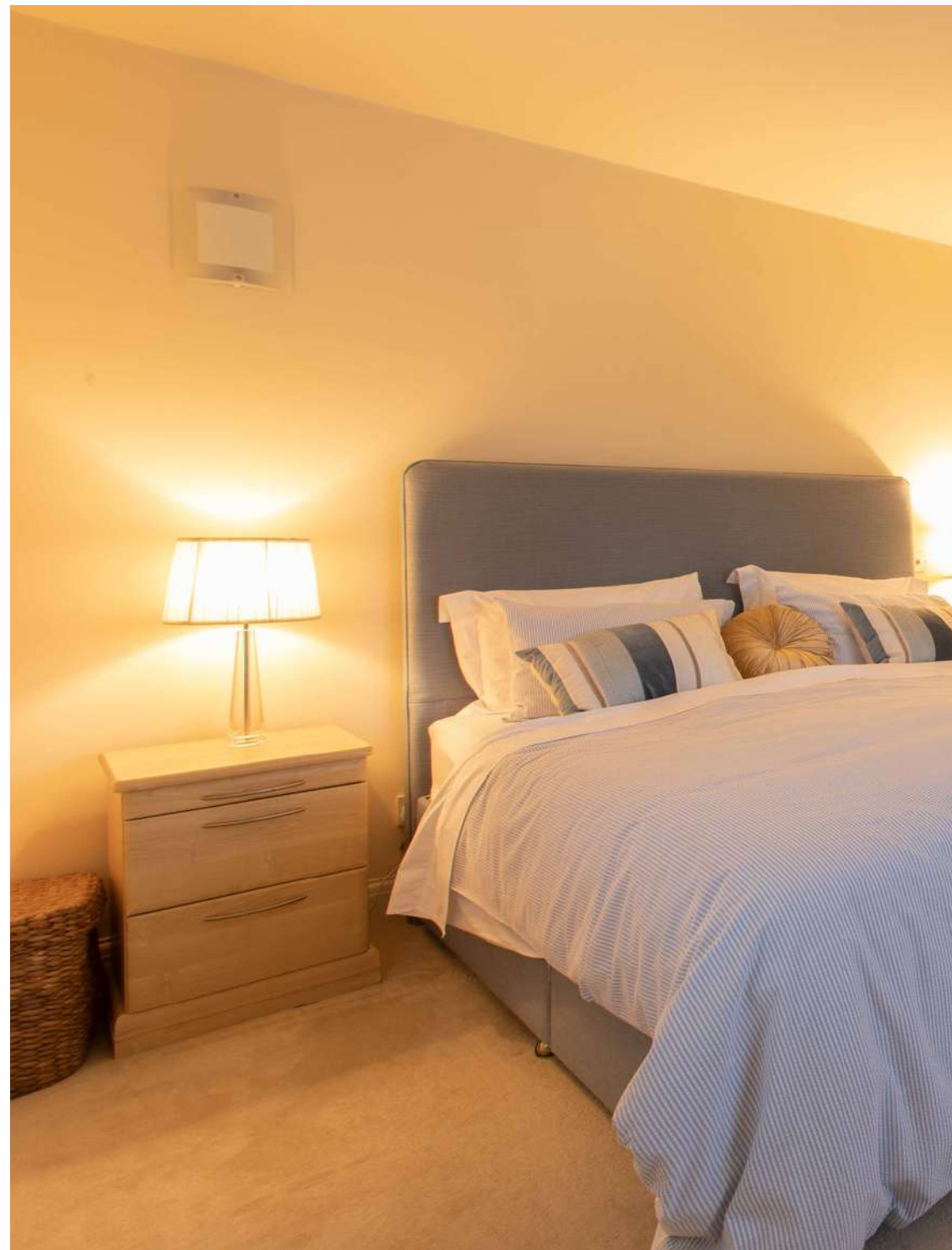


# ONWARDS & UPWARDS...

Take the stairs the first floor to find four excellent sized bedrooms (two with en suite shower rooms) and a well-appointed family bathroom.

The master bedroom is an excellent size, with plenty of room for the largest of beds and furniture and has views over the front and side of the house. There is an impressive selection of fitted storage solutions that run all along the hallway on entry, as well as inside the bedroom.

A classically-styled en suite shower room, with slide door access to a double shower match practicality with the modern feel of this suite.

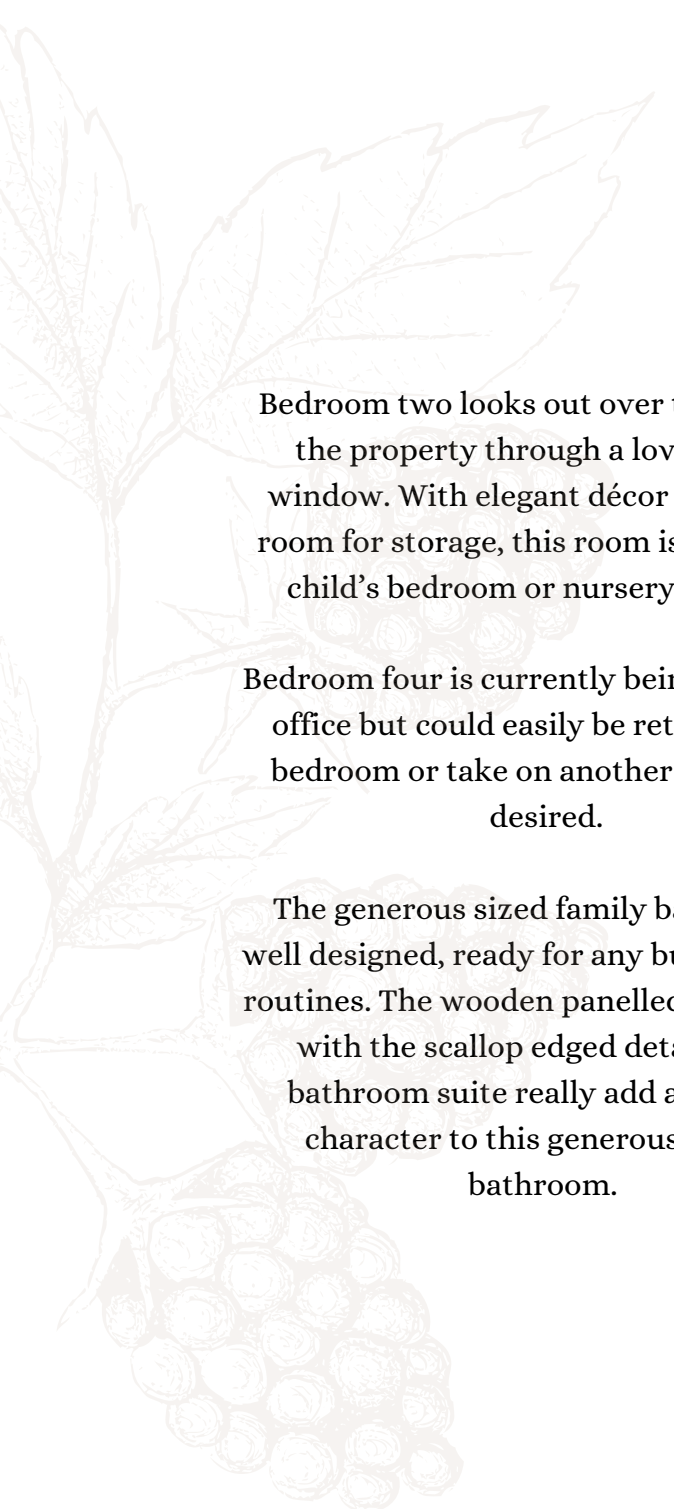








Bedroom three has views overlooking the rear garden through its large window. Another excellent-sized room with plenty of space and large built in mirrored wardrobes makes this a calm and cosy place to bed down for the night – and with its ensuite shower room, it makes the perfect bedroom for guests or older children alike.



Bedroom two looks out over the front of the property through a lovely large window. With elegant décor and lots of room for storage, this room is great for a child's bedroom or nursery perhaps.

Bedroom four is currently being used as an office but could easily be returned to a bedroom or take on another identity if desired.

The generous sized family bathroom is well designed, ready for any busy morning routines. The wooden panelled bath, along with the scallop edged detail to the bathroom suite really add a touch of character to this generously sized bathroom.







## STEP OUTSIDE...

To the front, a stoned driveway capable of parking several cars along with double garage. The manicured, well established front garden showcases the sense of space behind that front door and to the rear perfectly. The main patio area sits to the rear of the property, which can be accessed from both the kitchen and conservatory from which leads to the private and quiet garden.

A door from the breakfast room leads out to the firepit and barbeque area. A large lawn and mature borders lead to a high raised decking area, which create an additional space to sit and enjoy the garden in a more secluded and quieter spot.

Take a moment and take in the serenity by the fire pit and BBQ area. This space is just the ticket for balmy summer nights full of laughter, games and a taste of the Good Life. Think of it as a peaceful sanctuary – an oasis in an urban setting.



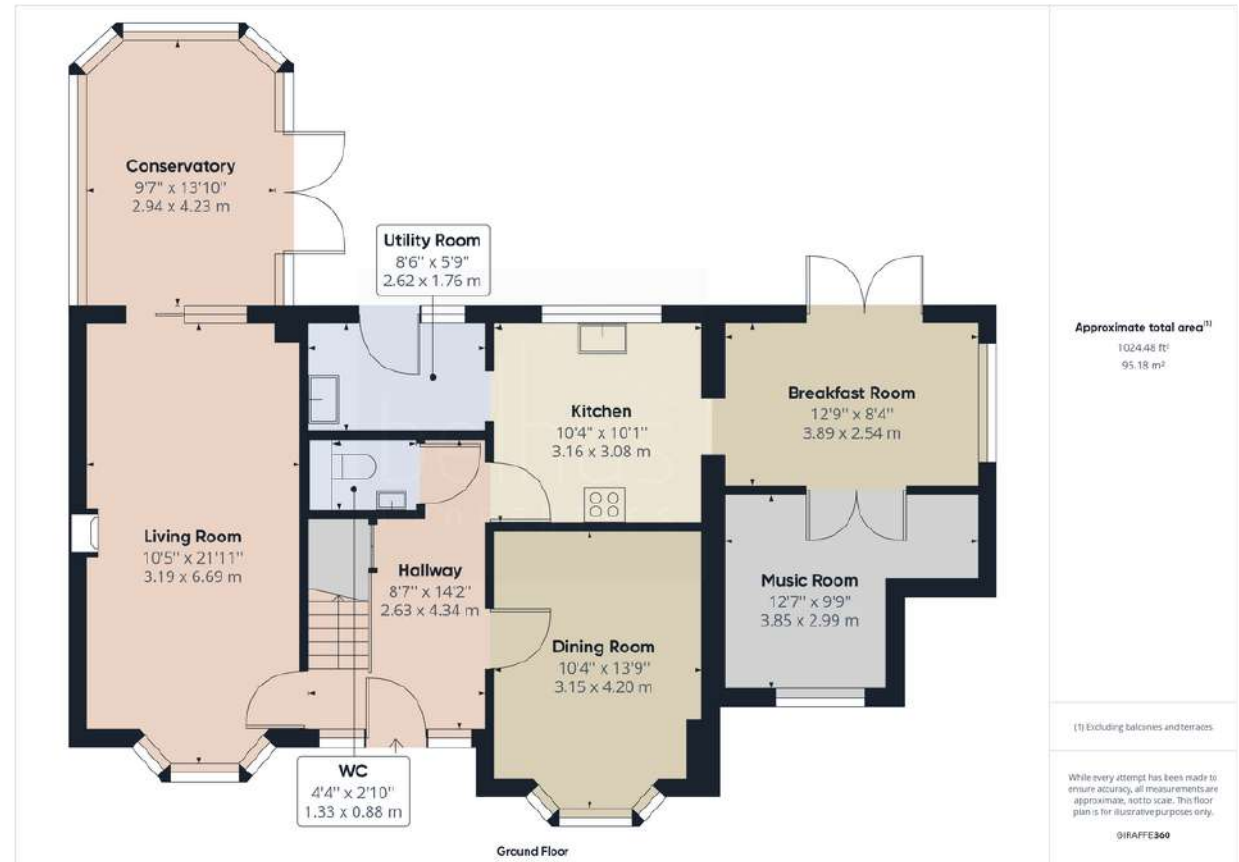






# THE PERFECT LOCATION

This home sits in the beautiful village of Leavenheath. It is just a short walk from miles of scenic countryside and a nearby village green, whilst also being close to Sudbury and Nayland where a variety of local amenities can be found, including the prestigious Stoke By Nayland Golf & Country Club. One can walk or cycle easily around the local area, making it the perfect setting for family life full of adventures. There is an excellent choice of schools locally in both the state and independent sector. Leavenheath is within eight miles of Colchester City Centre and close to Dedham Vale – with good public routes and rail links from Colchester Station providing an easy commute to both London and Norwich Stations.



# FINER DETAILS...



- Beautiful detached 4 double bedroom residence
- Large corner plot with front, rear and side gardens
- Quiet cul-de-sac location
- Total area approx. 175 square metres (1,889 square feet)
- Impressive sized master bedroom with extensive wardrobe facilities
- Separate dining room, breakfast room, conservatory and music room
- Gas central heating system
- Tenure: freehold
- Double garage and plenty of off-street parking



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