



**13 The Old Road
Leavenheath, Suffolk**

**DAVID
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13 The Old Road, Leavenheath, Colchester, Suffolk, CO6 4QB

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty. The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves are set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distance whilst the well-preserved market town of Sudbury is 7 miles distance.

A three-bedroom semi-detached property, discretely set on the well-regarded Nayland Heights development, conveniently located for the centre of this well-preserved village. Located on the Suffolk/Essex border and lying within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 1,900sq ft arranged over two floors and within walking distance of the Ofsted 'outstanding' rated village primary school. Currently arranged via two ground-floor reception rooms, the property has been subject to considerable improvement by the current owner, although offers considerable scope to further extend beyond the existing footprint (subject to the necessary planning consents). Further benefits to the property include garaging, private off-street parking, and gardens to front, side and rear elevations.

A spacious detached family home offered with no onward chain with three large reception rooms, four double bedrooms (one en-suite), plenty of parking and a large garage. Must be viewed to fully appreciate the space.

ENTRANCE HALL: 26' 0" x 6' 6" (7.93m x 2.00m) Double glazed multi locking point door with glazed to panel to front, useful storage cupboard, additional cupboard housing Boulter oil fired boiler, wall lighting, stairs to first floor and doors to:

SITTING ROOM: 20' 5" x 13' 5" (6.23m x 4.10m) A spacious room with wall lighting, dado rail, coving and sliding patio doors to the garden. Internal dbl doors lead to the dining room.

DINING ROOM: 18' 7" x 12' 8" (5.68m x 3.87m) Wall and ceiling lighting, dado rails, coving, double glazed windows to front and rear.

STUDY/PLAYROOM: 9' 8" x 12' 4" (2.95m x 3.78m) A good sized room with coving, telephone point and double-glazed window to front aspect.

KITCHEN: 9' 9" x 12' 7" (2.98m x 3.85m) Fitted with matching range of base units and wall mounted cupboards, work surfaces with one and half bowl sink and drainer unit, space for appliances and plumbing for washing machine and dishwasher, Rangemaster oven and hob with chimney hood over, coving, double glazed window to side and door to garden.

CLOAKROOM: 7' 7" x 3' 2" (2.33m x 0.99m) Fitted with close couple w/c, pedestal washbasin, radiator, tiling to floor and walls, coving and double-glazed window to rear.

UTILITY ROOM: 6' 6" x 5' 6" (2.00m x 1.70m) Accessed from a door beside the garage with power and water connected.

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First floor

LANDING: 17' 5" x 6' 6" (5.31m x 2.00m) Built in airing cupboard with cylinder tank and shelving, hatch to loft with ladder attached and lighting, doors to:

BEDROOM 1: 10' 5" x 14' 0" (3.18m x 4.29m) Double glazed window to rear, two built in wardrobes, coving. Door to en-suite.

EN-SUITE: 6' 1" x 2' 8" (1.87m x 0.82m) Cubicle with mixer shower, panelled bath with shower attachment over, close coupled w/c, basin within fitted storage unit with mirror, heated towel rail, double glazed window to side.

BEDROOM 2: 18' 9" x 12' 8" (5.73m x 3.87m) Double glazed windows to front and rear, two built in wardrobes, coving.

BEDROOM 3: 9' 10" (x 13' 6") x 12' 6" (3.02m (widening to) x 4.13m x 3.82m) Double glazed window to front, built in wardrobe and coving.

BEDROOM 4: 9' 9" x 12' 8" (2.99m x 3.87m) Double glazed window to side, fitted wardrobes and coving.

BATHROOM: 7' 7" x 10' 0" (2.33m x 3.07m) Fitted with a suite comprising panel bath with glass shower screen and mixed shower over, close coupled w/c, pedestal wash basin, tiled walls and flooring, coving, radiator and double-glazed window to front.

Outside

GARAGE: 16' 10" x 16' 9" (5.14m x 5.13m) Sling doors to front, personal door to the rear and power and lighting connected.

Gardens The garden to the front is laid with low maintenance stone

chippings and has a driveway to the garage. A gateway to the side leads to the rear garden with two main patio areas with a lawn running across the back of the property, shrub and flower borders. 1000 litre bunded oil tank, exterior lighting, and walled boundaries with trellised plantings.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

BROADBAND SPEED: Up to 80Mbps (source Ofcom).

PHONE COVERAGE: EE, Three and O2 (source Ofcom).

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EPC RATING: D. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

VIEWING: Strictly by prior appointment only through DAVID BURR.

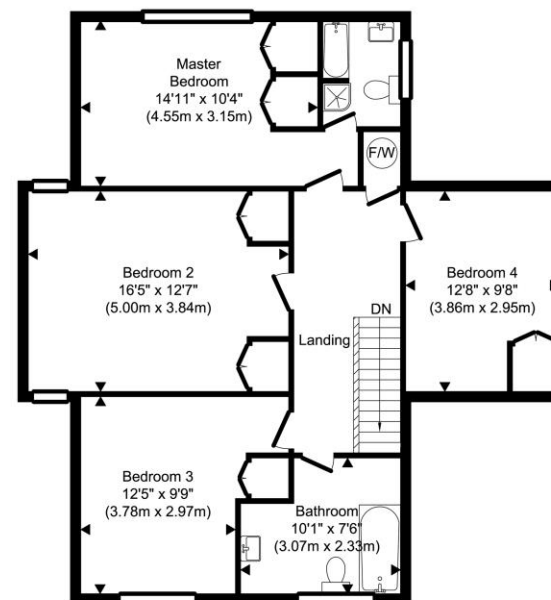
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correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor
Approximate Floor Area
1218.58 sq. ft.
(113.21 sq. m)



First Floor
Approximate Floor Area
892.65 sq. ft.
(82.93 sq. m)

TOTAL APPROX. FLOOR AREA 2111.23 SQ.FT. (196.14 SQ.M.)
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