



8 Broad Oaks
Leavenheath, Suffolk

**DAVID
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8 Broad Oaks, Leavenheath, Colchester, Suffolk, CO6 4UJ

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 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 distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A four-bedroom detached property enjoying a private cul-de-sac location within the well-regarded Suffolk village of Leavenheath. Offering an accommodation schedule of approximately 1,515 sq ft arranged via two generous ground-floor reception rooms incorporating a large kitchen/dining space. There is a separate utility room and ground-floor shower room. The property is presented to a high standard with notable features including UPVC double-glazed windows throughout, bay window, and a woodburning stove. Ideally suited as a family home with convenient access to the market town of Sudbury and city of Colchester in addition to lying within convenient reach of a range of high-performing state and independent schooling. Further benefits to the property include a double garage, ample private parking and a well-designed garden with plenty of charm to the rear.

An exceptionally well-presented four-bedroom detached property comprising large reception rooms and further benefitting from a double garage, ample off-street parking and pleasant garden to the rear.

Panel door with obscured-glass surround opening to:

ENTRANCE HALL: With staircase to first floor and doors to:

SITTING ROOM: A large reception room with bay window to front. The focal point of the room is a brick chimney and fireplace with hearth and inset multi-fuel burning stove, with mantle over.

KITCHEN / DINING ROOM: Fitted with a matching range of base units with cupboards and pan drawers with preparation surfaces over with tiled splash backs. There is an impressive island unit with wooden work top and breakfast seating area. Rangemaster oven is available by separate negotiation. A further unit incorporating a twin rangemaster butlers sink with mixer tap, space for American style fridge/freezer, coving. Downlighting, coving, tiled flooring throughout, two sets of windows to rear affording views onto the garden and plenty of light into the room. French doors to the garden and door to:

UTILITY ROOM: Fitted with a base unit with wooden preparation surface over and tiling above. Inset Belfast sink with mixer tap over and space and plumbing for washing machine. Tiled flooring throughout. Fitted storage cupboard, window and door to rear. Built in cupboard housing gas-fired boiler. Doors to garage and:

SHOWER ROOM: Cubicle with glass screen and internal tiling with Aqualisa shower, corner vanity unit with inset basin and mixer tap, close coupled w/c, chrome heated towel rail, window to rear and spotlighting.

First floor

LANDING: With door to linen store housing water cylinder with useful fitted shelving. Hatch to loft. Door to:

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BEDROOM 1: An impressive principal bedroom with windows to front, extensive range of fitted wardrobes.

BEDROOM 2: With windows front and fitted wardrobes.

BEDROOM 3: With window to rear overlooking gardens.

BEDROOM 4: With window to rear overlooking gardens.

FAMILY BATHROOM: Principally tiled contemporary bathroom, fitted with ceramic WC, pedestal wash handbasin and freestanding bath with shower attachment over. Separate corner shower unit with Thermo power shower. Heated towel radiator and obscured-glass windows to rear. Tiled flooring throughout.

Outside

The property is situated on Broad Oak, a quiet no-through road, within a residential area of Leavenheath. Approached via a block paved driveway providing off-street parking for two vehicles, with lawned frontage to side. Direct access is provided to the:

DOUBLE GARAGE: With up-and-over door to front, light and power connected.

The rear gardens are arranged via an expanse of lawn with fenced border and established planting from neighbouring gardens offering considerable privacy. A raised decked terrace to side with pergola, provides an ideal area for entertaining. A further central raised decked terrace provides further entertaining space for alfresco dining. Further benefits include external lighting, tap, shed and summer house with light and power connected.

TENURE: Freehold

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

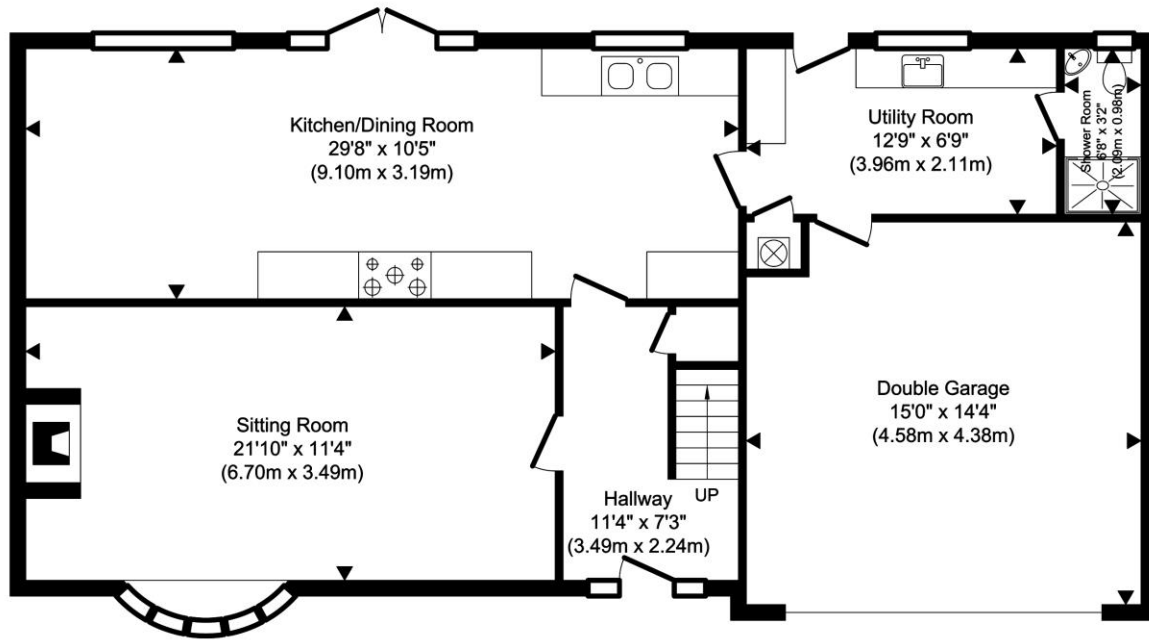
EPC RATING: Band E. A copy of the energy performance certificate is available on request.

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

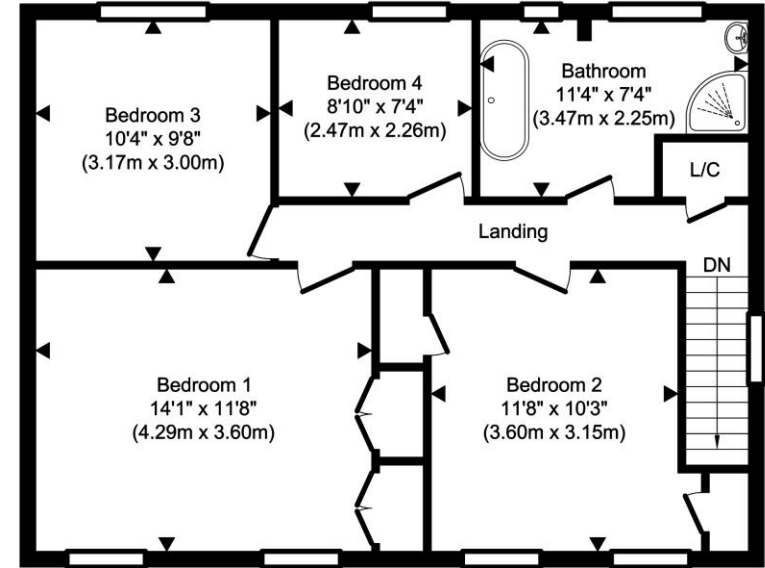
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Ground Floor
Approximate Floor Area
1064.01 sq. ft.
(98.85 sq. m)



First Floor
Approximate Floor Area
664.02 sq. ft.
(61.69 sq. m)

TOTAL APPROX. FLOOR AREA 1728.03 SQ.FT. (160.54 SQ.M.)

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