



**1a Oaklands**  
**Leavenheath, Suffolk**

**DAVID  
Burr**

# 1a Oaklands, Leavenheath, Colchester, Suffolk, CO6 4UH

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 to the rear of the property, 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 distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A detached extended four-bedroom (one en-suite) property, enjoying a discrete yet accessible location on a no-through road within the much sought-after South Suffolk village of Leavenheath. Enjoying an open plan aspect at ground floor with a generously proportioned kitchen/dinning room, two further generous reception rooms both benefit from French doors opening onto the terrace and gardens beyond. The ground-floor accommodation is completed via a cloakroom and hallway. The property further benefits from a garage, off-street parking and rear gardens with gated side access. No onward chain.

## **A detached four-bedroom (one en-suite) property with generous reception spaces, and further benefitting from garaging, off-street parking, gardens and offered with no onward chain.**

With covered porch and step up to door opening to:

**ENTRANCE HALL:** With hatch to loft and door to cloakroom. Stairs rising to first floor. Door to:

**KITCHEN/DINING ROOM:** Enjoying a distinctive open plan aspect and fitted with a matching range of shaker style base and wall units with chrome handles, wood-effect work surfaces and tiling above. Ceramic bowl-and-a-half sink unit with drainer to side, mixer tap over and window to front. The kitchen is fitted with a range of appliances including a double oven with grill, four-ring ceramic hob over with extraction above. Space for full-height fridge/freezer, dishwasher and washing machine/dryer. Ample space for dining room table and sofa. Tiled flooring with two-zone underfloor heating, two Velux windows and spotlights.

**SITTING ROOM:** A versatile room with recessed wood burning stove, wall lights, central ceiling light and French doors to rear overlooking gardens.

**FAMILY ROOM:** Enjoying a dual aspect with casement window to front and French doors to rear overlooking gardens, wall lights and door to garage. Pre-wired for air-conditioning.

**CLOAKROOM:** Accessed via entrance hall. Fitted with low-level WC, vanity wash unit and obscured glass window to side.

### **First floor**

**LANDING:** Loft hatch to second loft (with power and light connected), cupboard housing hot water cylinder and fitted shelving. Door to:

**BEDROOM 1:** Enjoying a triple aspect with windows to front and rear and high-level feature fan window to side. Ample space for wardrobe. Pre-wired for air-conditioning. Door to:

**EN-SUITE SHOWER ROOM:** With half-height tiling and fitted with low-level WC, pedestal wash handbasin and separately screened corner



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shower unit with chrome shower attachment and obscured-glass window to front.

**BEDROOM 2:** A generous bedroom with window to rear overlooking gardens.

**BEDROOM 3:** With window to front and recessed cupboard.

**BEDROOM 4:** With window to rear overlooking gardens.

**FAMILY BATHROOM:** With half-height tiling and fitted with close-coupled WC, pedestal wash handbasin and panelled bath with shower attachment. Obscured-glass window to front.

## Outside

The property is located on Oaklands, a quiet, no-through road with easy access to the A134. Approached via a brick paved area providing off-street parking for two/three vehicles, with path leading to front door and area of lawn. Gated side access leads to the rear gardens.

**GARAGE:** With roller door to front and light and power connected. With two windows to side and personnel door to rear. A versatile space having been constructed to the required building regulations for living accommodation (including insulation to walls and roller door and heating). The workshop area of the garage is a versatile space ideal for a home office or games room.

The rear gardens are mainly laid to lawn with a patio to the rear of the property. Established shrubs and tree provide an element of privacy along with the wood-panel fencing.

There is a further garden to the side, excellent for caravan/motorhome storage.

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

**BROADBAND SPEED:** Up to 79Mbps (source Ofcom).

**PHONE COVERAGE:** EE and O2 (source Ofcom).

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**TENURE:** Freehold

**EPC RATING:** Band 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:** D

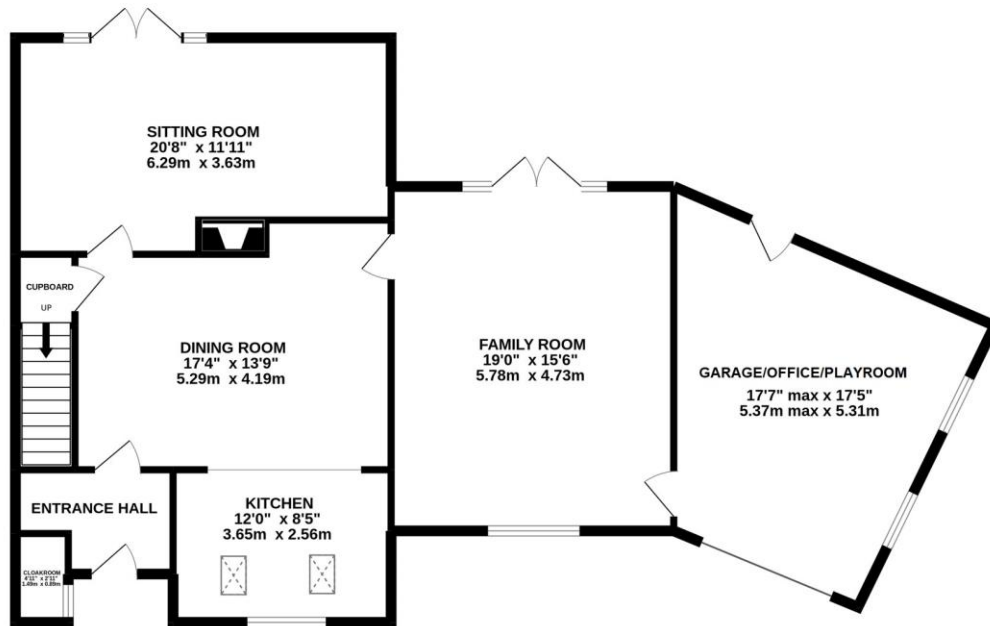
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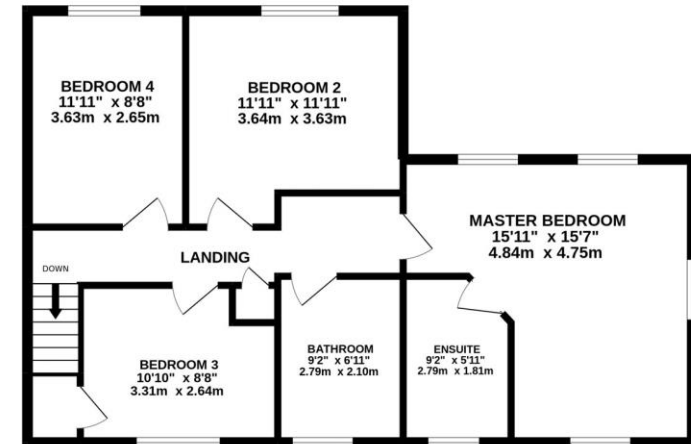
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to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

GROUND FLOOR  
1199 sq.ft. (111.4 sq.m.) approx.



1ST FLOOR  
739 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 1938 sq.ft. (180.0 sq.m.) approx.

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