



Long Riding
Leavenheath, Suffolk

**DAVID
BURR**



Long Riding, 15 Edies Lane, Leavenheath, Suffolk, CO6 4PA

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 is 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.

This individual three-bedroom detached property occupies an attractive semi-rural setting on a no-through lane within the highly regarded Suffolk village of Leavenheath. The property is offered to the market with the current owners having overseen a considerable programme of improvement and extension over their tenure with the south-east facing garden room being of particular note. The property is presented in excellent order throughout and is well suited for a variety of different lifestyles. Further benefits to the property include a tandem double garage, off-street parking for several vehicles and well-stocked principally lawned gardens to front and rear extending to approximately 0.35 acres.

A well-presented three-bedroom detached bungalow benefitting from a double tandem garage, off-street parking and gardens of approximately 0.35 acres.

Panel-glazed UPVC door opening to:

ENTRANCE PORCH: With tiled flooring throughout, windows to front and side and clouded glazed door to:

INNER HALL: A bright, expansive room with door to linen cupboard housing water tank, with further useful fitted shelving and hatch to boarded loft with ladder and light.

SITTING ROOM: 6.73m x 3.80m (22' 0" x 12' 5") Enjoying a triple aspect with windows to front and side and sliding door to rear opening to garden room. The focal point of the room is an ornate redbrick fireplace with tiled hearth, surround and tiled mantle over with inset gas fire. Serving hatch through to kitchen (presently sealed) and attractive views over the front and rear gardens.

KITCHEN: 3.99m x 2.99m (13' 1" x 9' 9") Fitted with a matching range of white shaker-style base and wall units with granite effect worktops and splash back tiles above. Stainless steel single sink unit with mixer tap over and windows to rear overlooking gardens. The kitchen is fitted with a range of useful appliances including a Bosh eye-level double oven, four-ring gas hob and space for both fridge/freezer, washing machine and water softener.

GARDEN ROOM: 6.31m x 3.00m narrowing to 2.41m (20' 8" x 9' 10") narrowing to (7' 10") An attractive addition to the property linking the sitting room and kitchen and enjoying an easterly aspect providing private views over the ornate rear gardens. The garden room is principally of brick construction with a glazed surround on three sides and door to side opening to terrace.

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PRINCIPAL BEDROOM: 3.70m x 3.11m (12' 1" x 10' 2") Fitted with a range of integral wardrobe units and with picture window to rear enjoying an easterly aspect overlooking the gardens.

BEDROOM 2: 3.14m x 2.74m (10' 3" x 8' 11") With mirror fronted fitted wardrobes and shelving. Window to side.

BEDROOM 3/DINING ROOM: 3.75m x 3.57m (12' 3" x 11' 8") Enjoying a dual south and westerly aspect with windows to front and side and attractive views over the gardens. Currently being utilised as a dining room but offering excellent potential as a third bedroom if so required.

FAMILY BATHROOM: Fully tiled and fitted with WC, Heritage wash hand basin with a mirrored fronted vanity unit above, deep-fill corner bath and separate tiled shower cubicle with concertina doors and fitted with an Aqualisa shower. Wall-mounted heated towel rail and clouded glazed window to side.

Outside

The property is located on a no-through lane with Long Ridings accessed via a brick paved driveway providing parking for multiple vehicles. The driveway is flanked by ornate, principally lawned gardens which are bordered by an attractive range of plants, shrubs, flowers and mature trees.

TANDEM GARAGE: With up and over door, light and power connected and personnel door to side.

The rear gardens are an exceptional feature of the property enjoying a south-easterly aspect and laid to lawn whilst interspersed with a diverse range of well-stocked beds. The property enjoys a total plot size of approximately 0.35 acres with the rear gardens enjoying a mature hedged border on all sides offering a further degree of privacy with orchard to

rear. The gardens benefit from raised vegetable beds and a useful range of outbuildings including a brick built external store and greenhouse.

TENURE: Freehold

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

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

PHONE COVERAGE: EE and O2 (source Ofcom).

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

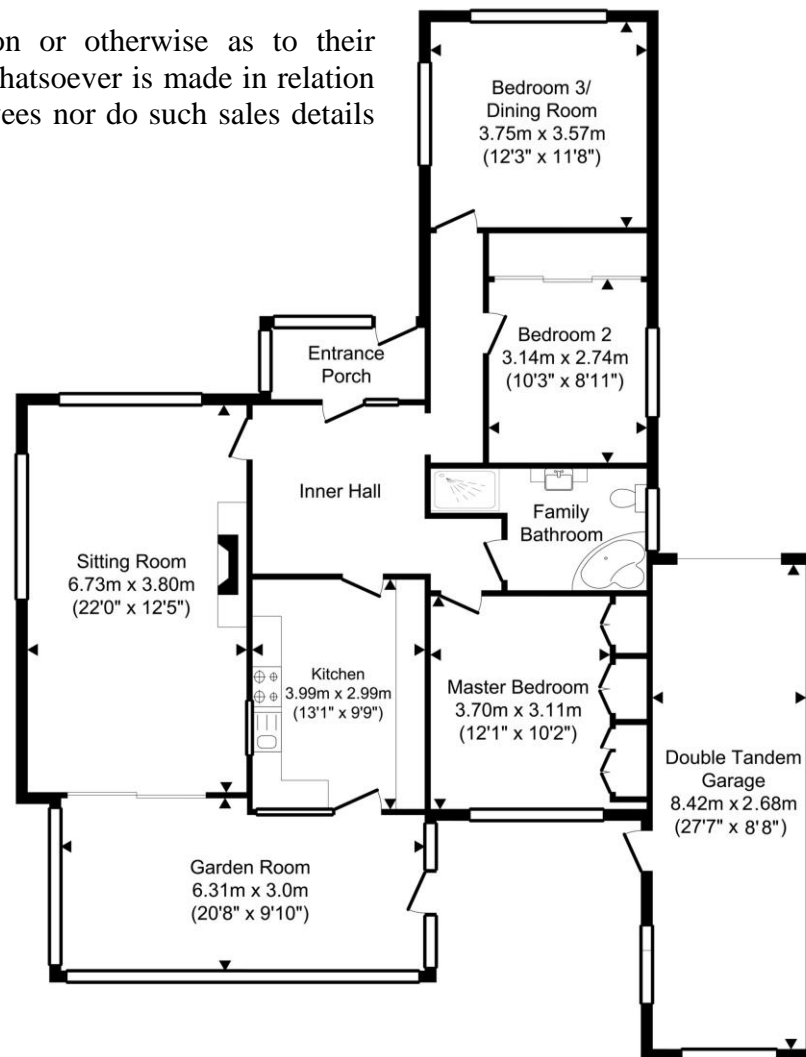
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E

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well as to satisfy themselves by inspection or otherwise as to their 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.



Approximate Floor Area
1555.06 sq. ft.
(144.47 sq. m)

TOTAL APPROX. FLOOR AREA 144.47 SQ.M. (1555.06 SQ.FT.)
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