



**14 Wrights Way
Leavenheath, Suffolk**

**DAVID
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14 Wrights Way, Leavenheath, Colchester, Suffolk, CO6 4NR

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, community shop and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is 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 distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A very well-presented two-bedroom semi-detached property enjoying an attractive position on a well-planned development, within the ever-popular suffolk village of Leavenheath. Set behind a brick exterior with an inviting ground floor reception space comprising a kitchen, sitting room and garden room. Further benefits to the property include a cloakroom, detached garage, off-street parking for two vehicles and rear gardens.

A two-bedroom semi-detached property presented in excellent order throughout and further benefitting from a detached garage, off-street parking and rear gardens.

UPVC door with obscured glazed panel opening to:

ENTRANCE HALL: With radiator, and doors to:

KITCHEN: Fitted with a matching range of shaker style base and wall units, preparation surfaces over and tiled splashbacks. Stainless steel single sink and drainer unit with mixer tap above, window to front and space and plumbing for washing machine/dryer and dishwasher.

CLOAKROOM: A rarity in this style of property. Fitted with close coupled WC and wash hand basin within vanity unit with mono block tap above.

SITTING ROOM/DINING ROOM: A large reception space with the focal point of the room being a modern wood burning stove, window to side, stairs to first floor and double doors opening to:

GARDEN ROOM: A lovely addition to the house, windows to rear and double doors to side opening to the rear gardens.

First floor

LANDING: With hatch to loft, storage cupboard housing gas fired combi boiler and useful fitted shelving.

BEDROOM 1: A double room with window to rear, radiator and built in wardrobes with attached hanging rails and sliding doors.

BEDROOM 2: A double room with window to front, coving and radiator.

BATHROOM: Fully tiled and fitted with close coupled WC, wash hand basin within a vanity unit with mono block tap and separately screened shower with shower attachment. Bath with mixer tap above, chrome heated towel radiator and obscured window to side.

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Outside

The property is situated on Wrights Way and is approached via a driveway with path leading to the front door and access to the:

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

Gated side access is provided to the rear gardens with timber panel fence line border and benefits from a degree of privacy with established borders. Further door provides access to the external store with power and lighting connected.

TENURE: Freehold

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

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

WHAT3WORDS: ///resist.butterfly.family

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

BROADBAND: Up to 80 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as 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.



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Garage
Approximate Floor Area
137.67 sq. ft.
(12.79 sq. m)

Ground Floor
Approximate Floor Area
407.95 sq. ft.
(37.90 sq. m)

First Floor
Approximate Floor Area
316.13 sq. ft.
(29.37 sq. m)

TOTAL APPROX. FLOOR AREA 861.75 SQ.FT. (80.06 SQ.M.)

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