



**11 Rowans Way
Leavenheath, Suffolk**

**DAVID
BURR**



11 Rowans Way, Leavenheath, Colchester, Suffolk, CO6 4UU

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 town of Colchester with its main line rail link to London's 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 setting on a small, well-planned development located within the highly-regarded village of Leavenheath. Having undergone recent improvements including replacement UPVC double glazed French doors, replacement flooring, kitchen and bathroom suites. Ideally suited for a single occupant, growing families, first-time buyers or as an investment property, the accommodation is arranged via a single open plan dual aspect reception room. Further benefits to the property include an adjacent garage with personnel door, further off-street parking to front, rear terrace and gardens.

A recently refurbished two-bedroom semi-detached property benefitting from garaging, off-street parking and gardens.

Panel glazed composite security door opening to:

First floor

ENTRANCE HALL: With staircase rising to first floor and door to:

SITTING/DINING ROOM: 12' 5" x 11' 7" (3.78m x 3.54m) / 8' 0" x 8' 0" (3.78m x 3.54m) Open plan and decorated to a high standard this is a dual aspect reception room with window to front and French doors to rear opening to terrace and gardens.

KITCHEN: 7' 8" x 6' 7" (2.34m x 2.01m) Fitted with a modern kitchen with a matching range of low maintenance gloss-fronted base and wall units with chrome handles and worktops over. Oven with four-ring gas hob and extraction over. Stainless steel single sink unit with mixer tap above and window to rear overlooking gardens. Space for fridge/freezer and further space for washing machine/dryer.

LANDING: With hatch to loft. The combination gas fired boiler is fitted in the loft. Door to linen cupboard and further door to and additional storage cupboard.

BEDROOM 1: 11' 7" x 9' 9" (3.54m x 2.96m) With window to front and built in storage cupboard.

BEDROOM 2: 10' 0" x 6' 8" (3.06m x 2.02m) With window to rear overlooking gardens.

FAMILY BATHROOM: 7' 9" x 4' 8" (2.37m x 1.42m) Recently refurbished and principally tiled, fitted with close coupled WC, pedestal wash hand basin with mixer tap and bath with Mira shower over and fitted bath screen. Heated towel rail and clouded glazed window to rear.

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Outside

The property is discretely tucked away on a side road accessed via Rowans Way, with walkway to front, gravelled area of off-street parking and immediate access to the:

GARAGE: 17' 0" x 8' 2" (5.19m x 2.49m) With electric roller door to front, light and power connected and personnel door to side. Further off-street parking is available immediately to the front of the garage.

The rear gardens are laid partly to terrace with a leading to a small lawn beyond, The garden is enclosed by timber panel fencing and has planted borders and fledgling trees. A further seating area with canopy can be found to the rear of the garden

SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **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.

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

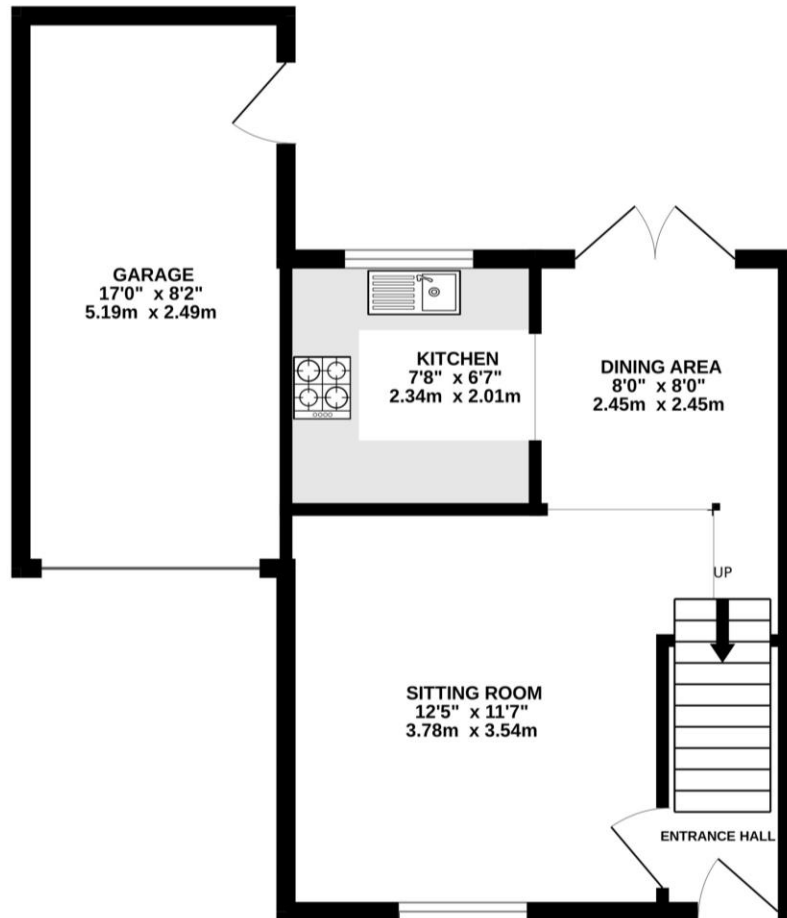
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

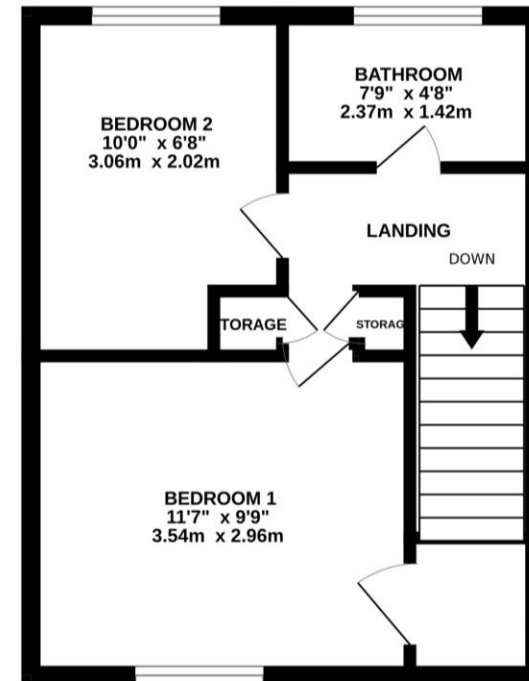


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GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



1ST FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA : 765 sq.ft. (71.1 sq.m.) approx.

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