



DAVID
BURR

The Dedham
Leavenheath, Suffolk



The Dedham, Honey Tye, Leavenheath, Colchester, Suffolk, CO6 4NX

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 high specification, stylishly presented two bedroom (one en-suite) detached property enjoying an attractive position on a small, well-planned development located within the highly regarded Suffolk parish of Leavenheath. Much improved by the current owner, the property is offered with the remaining term of its 10 year new home warranty and grant air source heat pump. Arranged via two distinctive ground floor reception spaces, the property is characterised by a wealth of high-grade contemporary fittings throughout including triple A rated heritage grade timber framed casement windows and doors, LED spotlights, oak internal doors, plantation shutters and fitted wardrobes. With underfloor heating throughout, the property is further enhanced by a substantial loft space that offers potential for conversion into further living accommodation, if so required (subject to the necessary planning consents). Further benefits to the property include a private parking area via a tandem driveway, shared access road serving the additional three properties on the small, well-planned development and landscaped rear gardens arranged via a rear terrace with fence line border and central expanse of lawn.

A two bedroom (one en-suite) high specification detached bungalow situated on a small, well-planned development offered with the remaining term of its 10 year new home warranty and further benefitting from parking via a tandem driveway and private, well-screened rear gardens.

Panel timber clad security door opening to:

ENTRANCE HALL: 19' 1" x 5' 8" (3' 7") (5.83m x 1.74m (narrowing to 1.10m)) With LVT flooring throughout with underfloor heating and LED spotlights, panel glazed oak door opening to:

SITTING ROOM: 13' 2" x 11' 1" (4.02m x 3.39m) With triple A rated heritage grade timber framed casement window range to front with plantation shutters, LED spotlights and opening to:

STUDY: 5' 3" x 4' 8" (1.57m x 1.44m) Centrally positioned between the sitting room and part vaulted kitchen/dining room, a practically placed study area.

PART VAULTED KITCHEN/DINING ROOM: 15' 1" x 13' 10" (4.59m x 4.24m) Completed to an excellent specification with a matching range of matte finished full height, soft close base and wall units with quartz stone surfaces over and tiling above. A marble quartz stone topped central island is enhanced by a centrally positioned mixer tap above a stainless-steel sink unit with further range of base units, a Smeg dishwasher and overhang breakfast bar adjacent providing space and seating for three people. Further integrated appliances include a Smeg double oven with plate warmer below, microwave, coffee machine and a four-ring induction hob with extraction above. LVT flooring throughout, part vaulted dining area to rear and floor to ceiling apex glass panelling with double doors opening to the south east facing terrace and gardens beyond.

The Dedham, Honey Tye, Leavenheath, Colchester, Suffolk, CO6 4NX

UTILITY ROOM: 5' 8" x 5' 2" (1.75m x 1.59m) Fitted with a matching range of base units with integrated washing machine/dryer. Stainless steel single sink unit with bedee mixer tap above, tiling and quartz stone surfaces. Range of matching wall units and half height panel glazed door to side access.

BEDROOM 1: 13' 0" x 9' 10" (3.98m x 3.01m) With timber framed casement window range with plantation shutters affording an aspect across the rear terrace and gardens beyond. Range of fitted wardrobe units, LED spotlights and oak door to:

JACK AND JILL EN-SUITE FAMILY BATHROOM: 13' 0" x 5' 4" (3.97m x 1.63m) Fitted with Roca WC, wash hand basin within a floating unit, fully tiled separately screened shower with both mounted and handheld shower attachments and bath with central tap attachment. Wall mounted heated towel radiator, thermostatic underfloor heating controls and obscured glass casement window to side. LED spotlights.

BEDROOM 2: 11' 0" x 9' 8" (3.34m x 2.97m) With timber framed heritage grade casement window range to front with plantation shutters, LED spotlights and fitted wardrobes.

Outside

The property is located on a small, well-planned development of just four properties positioned within the well-regarded hamlet of Honey Tye. Approached via a shared tarmac driveway with an area of lawn set to the front of the property with a central walkway and tandem parking area with space for two vehicles and EV charging point.

Gated side access opens to the rear gardens which are arranged via a recently laid terrace with border planting, central expanse of lawn and enjoying a private, discreet setting.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

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

WHAT3WORDS: ///comet.linguists.trickled

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

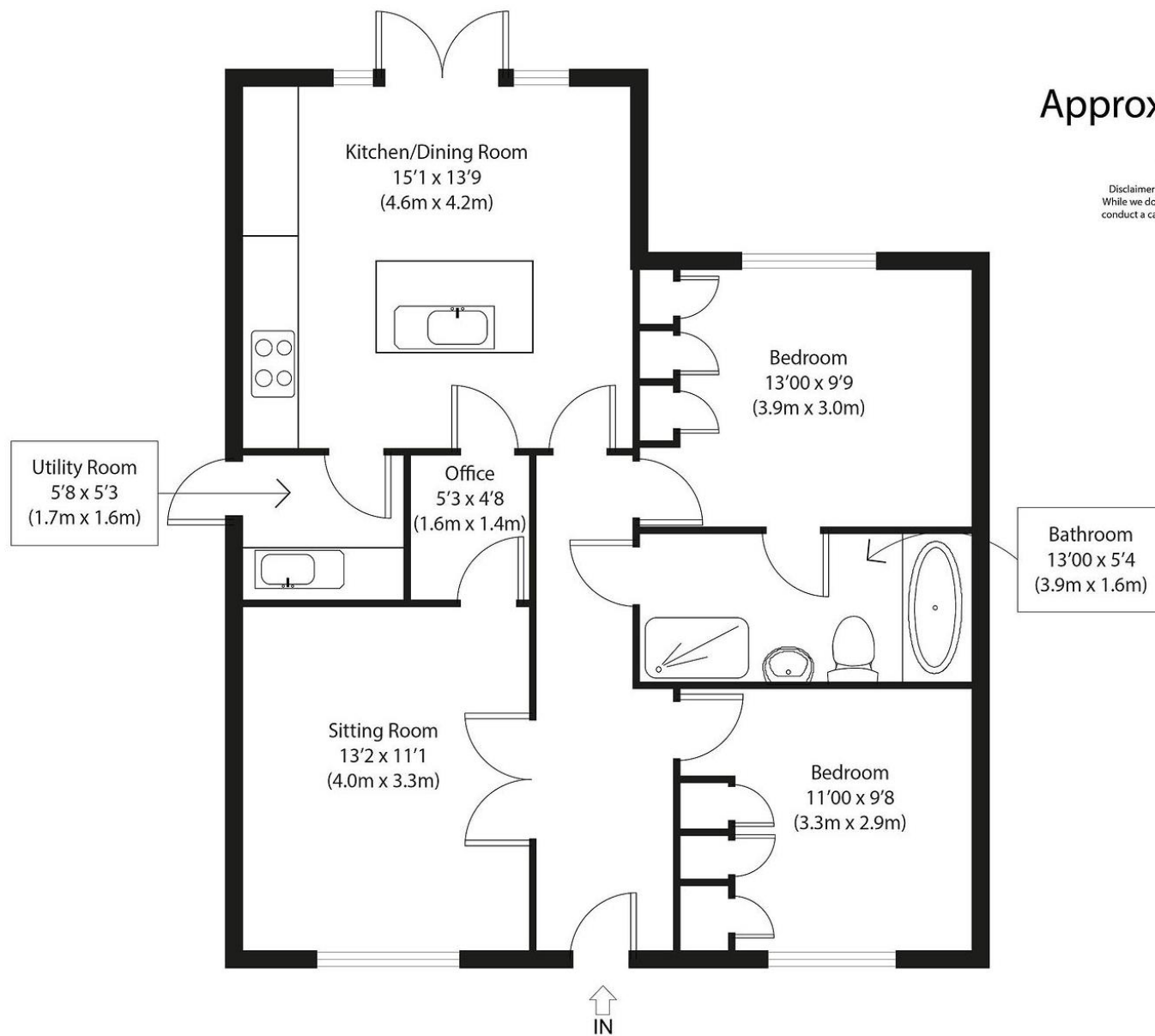
BROADBAND: Up to 900 Mbps (Source Ofcom).

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

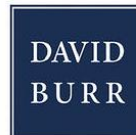
NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No 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.

The Dedham, Honey Tye, Leavenheath, Colchester, Suffolk, CO6 4NX



Approximate Gross Internal Area
865 sq ft (80 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



Ground Floor

