



**18 Edies Lane, Leavenheath  
Colchester, Suffolk**

**DAVID  
BURR**



# 18 Edies Lane, Leavenheath, Colchester, 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, 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 two/three-bedroom detached bungalow requiring modernisation/updating throughout. Enjoying an attractive setting on the popular Edies Lane, a no through lane conveniently placed for the centre of the highly regarded Suffolk village of Leavenheath. Arranged via two reception rooms, enjoying a west facing rear aspect the property retains notable features including picture windows, a fitted kitchen, garaging and generously proportioned gardens. Tucked away in a private position, the property further benefits from garaging, a tandem driveway with space for approximately three vehicles and west facing gardens.

## **A two/three-bedroom detached bungalow set on a no through lane requiring modernisation/updating throughout and further benefitting from garaging, tandem off street parking and west facing rear gardens.**

Obscured panel-glazed door opening to:

**ENTRANCE HALL: 13' 0" x 5' 11"** (3.98m x 1.81m) An L shaped entrance hall with hatch to the loft and door to linen store with water cylinder and useful fitted shelving, further door to store room.

**SITTING ROOM: 23' 9" x 12' 7"** (7.25m x 3.85m) With two picture windows to front affording an easterly aspect, central fireplace on a marble hearth.

**DINING ROOM/ BEDROOM 3: 10' 4" x 5' 11"** (3.17m x 1.81m) With window range to rear affording an aspect across the gardens.

**KITCHEN: 12' 7" x 7' 10"** (3.84m x 2.40m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless-steel single sink unit with a hot and cold tap above and window to rear. Space and plumbing for an oven, fridge/freezer and also housing an oil-fired boiler. Door to full height store room. Door with obscured glass panelling to side.

**BEDROOM 1: 12' 2" x 11' 2"** (3.72m x 3.42m) With picture window to front.

**BEDROOM 2: 11' 3" x 11' 1"** (3.43m x 3.40m) With picture window to rear affording an aspect across the west facing gardens.

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**FAMILY BATHROOM:** 7' 4" x 5' 7" (2.25m x 1.72m) Principally tiled and fitted with ceramic WC, pedestal wash handbasin and bath with shower attachment.

## Outside

The property is situated on the west side of Edies Lane, approached via a considerable lawned frontage, offering scope for the creation of extensive further parking if so required. A tandem driveway with space for two vehicles provides access to the:

**GARAGE:** With up and over door to front and personnel door to side.

The gardens are characterised by an expanse of lawn with walkways, timber framed external stores, and apple tree and fence lined border to side.

**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:** Pending report. A copy of the energy performance certificate is available on request.

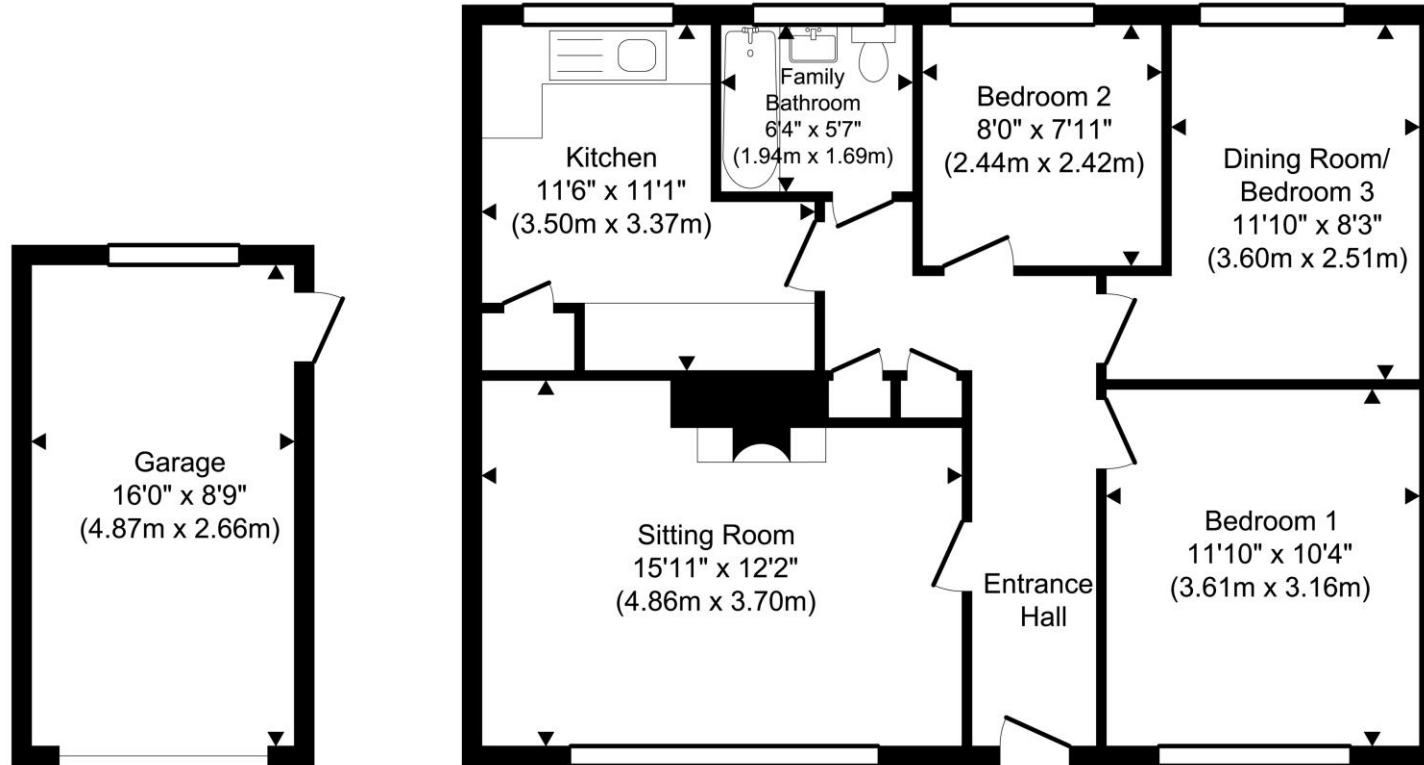
**WHAT3WORDS:** aquatic.detergent.quilt

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

**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  
139.39 sq. ft.  
(12.95 sq. m)

Ground Floor  
Approximate Floor Area  
745.61 sq. ft.  
(69.27 sq. m)

**TOTAL APPROX. FLOOR AREA 885.00 SQ.FT. (82.22 SQ.M.)**

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