



**4 Wrights Way, Leavenheath
Colchester, Suffolk**

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4 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 well-presented two-bedroom detached bungalow, enjoying an attractive position on a small, well planned development within the highly regarded Suffolk village of Leavenheath. Arranged via two well-proportioned reception rooms, the property retains notable features including a wood burning stove, a fitted kitchen with quartz preparation surfaces, a generously sized garden room, garaging and well-maintained rear garden with a summer house. The property further benefits from private parking via a block paved driveway with space for approximately two vehicles.

A well-presented two-bedroom detached bungalow enjoying an attractive position on a quiet road, in a central village location within Leavenheath. Further benefitting from garaging, private off-street parking, and well-maintained landscaped rear gardens.

Composite obscured panel-glazed door with glazed side panel opening to:

ENTRANCE HALL: An L shaped entrance hall with oak flooring throughout, a door to linen store and useful fitted shelving with further doors opening to:

SITTING ROOM: (5.74m x 4.09m) With engineered oak flooring and a wood burning stove with stone hearth and mantel over, UPVC casement window to rear and glazed double sliding patio door to:

GARDEN ROOM: (4.98m x 2.92m) Set on a brick base with oak flooring and a glazed surround on three sides beneath a pitched roofline and enjoying a rear aspect across the garden with two panel-glazed doors opening to rear terrace.

KITCHEN: (2.73m x 2.29m) Fitted with a matching range of base and wall units with quartz preparation surfaces over and tiling above.

Stainless-steel single sink unit with a mixer tap above and UPVC casement window to side with plantation shutters. Integrated double oven, gas hob and space for a washing machine. Tiled flooring and door to lobby with access to garden and garage.

BEDROOM 1: (3.12m x 2.99m) With UPVC casement bay window range to front with plantation shutters and oak flooring continued throughout. Fitted wardrobes, bedside tables and dresser unit.

BEDROOM 2: (3.12m x 2.60m) Enjoying a dual aspect with UPVC casement bay window range to front and UPVC casement window to side both with plantation shutters and continued oak flooring throughout. Fitted wardrobe range to side.

FAMILY BATHROOM: (2.59m x 1.63m) Fitted with a ceramic WC, wash handbasin within a fitted unit and screened walk-in shower with

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overhead rainfall shower and separate handheld attachment. With UPVC casement window to side.

Outside

The property is situated on the popular Wrights Way, approached via a block paved driveway and plum slate decorative chippings complete the frontage. The driveway has space for at least two vehicles and provides access to the:

GARAGE: (5.06m x 2.52m) With interconnected internal door to lobby and electric roller door to front. Light and power connected with useful fitted shelving and wall mounted gas fired boiler.

The rear garden is landscaped with raised red brick borders filled with mature hedging and shrubbery. The rear terrace is characterised by flagstone paving and continued plum slate decorative chippings. An additional summer house is well positioned in one corner and a garden shed with stable door provides additional storage space. A fence lined border surrounds with gated access providing side access to the front.

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

WHAT3WORDS: ///actors.overtones.performs

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.

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