



**11a Rowans Way
Leavenheath, Suffolk**

**DAVID
BURR**

11a 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 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 particularly well-presented and attractive two-bedroom semi-detached house, situated in a popular location in the village of Leavenheath. The property is a short walk from the village hall and six-acre green. The open plan sitting/sitting dining room leading to the garden room will appeal to prospective purchasers. The walled garden is of particular note and has been well tendered. Further features include a modern shower room, bright kitchen, garage and off-street parking.

A two-bedroom semi-detached modern property presented in excellent order throughout, situated on a corner plot. Enjoying a village location, the property further benefits from off-road parking and garaging.

ENTRANCE HALL: With wooden door with glazed panels, tiled flooring, coving and radiator, leading to:

KITCHEN: 5' 7" x 10' 1" (1.72m x 3.09m) Fitted with a matching range of base units and wall mounted cupboards, electric oven with gas hob and extractor fan above. Stainless steel single sink unit with mixer tap above and drawer to side. Ample space for fridge/freezer and space and plumbing for washing machine. With double glazed window to front and side.

SITTING/DINING ROOM: 24' 1" x 13' 1" (7.35m x 3.99m) Double glazed window to front and side with coving above, two radiators and stairs to first floor. Sliding doors opening to:

GARDEN ROOM: 7' 6" x 7' 4" (2.30m x 2.25m) With tiled flooring and windows to front, rear and side. French doors to side opening to the garden.

LANDING: With hatch to loft, coving and door to linen cupboard with useful fitted shelving.

BEDROOM 1: 13' 1" x 9' 6" (4.00m x 2.90m) With double glazed window to front and side, coving and radiator. Fitted with double wardrobes and dressing table.

BEDROOM 2: 9' 10" x 7' 11" (3.02m x 2.42m) With double glazed window to front and side, radiator and coving above. With built in storage and housing the gas boiler.

SHOWER ROOM: 6' 0" x 6' 9" (1.85m x 2.06m) Fully tiled walls and flooring, fitted with ceramic WC, pedestal wash handbasin and fully tiled separately screened shower unit with shower attachment. Wall-mounted heated towel rail and double-glazed window to front.

Outside

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The enclosed garden comprises of border edge planting, fence to rear and brick wall to front. Approached via a paved patio, shaped lawn with gate to side. There are further gardens to the front and side with hedging and border planting.

GARAGE: Brick and tile construction build with up and over door to front and off-street parking to side.

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

TENURE: Freehold

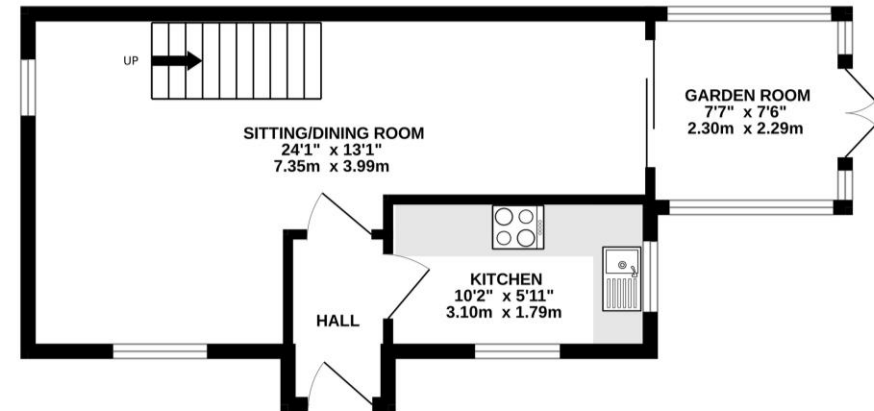
EPC RATING: Band C. A copy of the energy performance certificate is available on request.

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

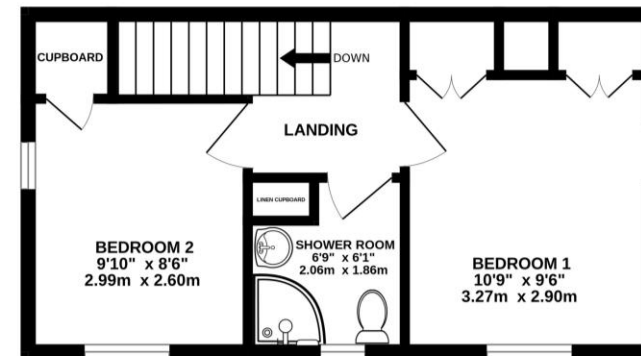
VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



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



TOTAL FLOOR AREA : 695 sq.ft. (64.6 sq.m.) approx.
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