



**9 Wrights Way
Leavenheath, Suffolk**

**DAVID
BURR**



9 Wrights Way, Leavenheath, Colchester, Suffolk, CO6 4NS

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.

An extended three-bedroom semi-detached property enjoying an attractive position on a well-planned development within the popular Suffolk village of Leavenheath. The accommodation comprises of three reception rooms including a garden room with french doors opening onto the rear gardens. The property further benefits from an attractive rear garden with established borders to side, off-street parking and garaging.

An extended three-bedroom semi-detached property located within the ever-popular Suffolk village of Leavenheath. The property benefits from two reception rooms, a garden room, rear garden, plenty of off-street parking and garaging.

Obscured panel-glazed single doors opening to:

ENTRANCE HALL: 6' 11" x 3' 6" (2.12m x 1.09m) With laminate flooring throughout, radiator and cornicing. Door to:

CLOAKROOM: 6' 10" x 2' 10" (2.09m x 0.87m) Fully tiled and fitted with concealed cistern WC, wash hand basin within a vanity unit and tiled flooring throughout. Radiator and window to side.

SITTING ROOM: 14' 9" x 14' 3" (4.50m x 4.35m) With bay window to front, wood effect laminate flooring throughout and radiator with decorative covering. Stairs to first floor.

DINING ROOM: 14' 8" x 7' 11" (4.49m x 2.42m) With window to rear, wood effect laminate flooring throughout and cornicing. French doors opening to garden room and door to:

KITCHEN: 12' 5" x 6' 10" (3.81m x 2.10m) Fitted with a matching range of white gloss fronted base and wall units with preparation surfaces over and tiling above. Inset one and half stainless-steel sink unit with mixer tap above. Double electric oven and gas hob with filter hood over. Space and plumbing for fridge/freezer, dishwasher, washing machine/dryer and window to rear.

GARDEN ROOM: 12' 11" x 7' 11" (3.95m x 2.43m) Of brick base construction with a glazed surround on one side, double doors to side opening to the rear gardens and tiled flooring throughout. Wall lighting with Dimplex heater to side.

First floor

LANDING: With hatch to loft, telephone port and linen cupboard housing water cylinder. Addition cupboard housing gas boiler.

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BEDROOM 1: 11' 5" x 9' 8" (3.49m x 2.95m) Fitted with a range of wardrobe units, cornicing and window to front.

BEDROOM 2: 12' 5" x 6' 11" (3.81m x 2.12m) With window to front and cornicing.

BEDROOM 3: 14' 7" x 7' 1" (4.46m x 2.17m) With window to rear.

SHOWER ROOM: 7' 9" x 4' 8" (2.37m x 1.43m) Fully tiled and fitted with concealed cistern WC, inset wash hand basin within a vanity unit and electric shower to side with glass screening. Obscured glass window to rear and cornicing.

Outside

The property is situated on Wrights Way and is approached via a block paved driveway, stone chipped border with rose beds and exterior lighting. A gated access is to the side of the property which leads to the rear garden. The gardens are comprised of a shaped lawn with planted border, garden tap and greenhouse and block paved patio.

GARAGE: With up and over door to front, window to side and light and power connected.

TENURE: Freehold

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

WHAT3WORDS: maker.viewer.embers

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

BROADBAND: Up to 78 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

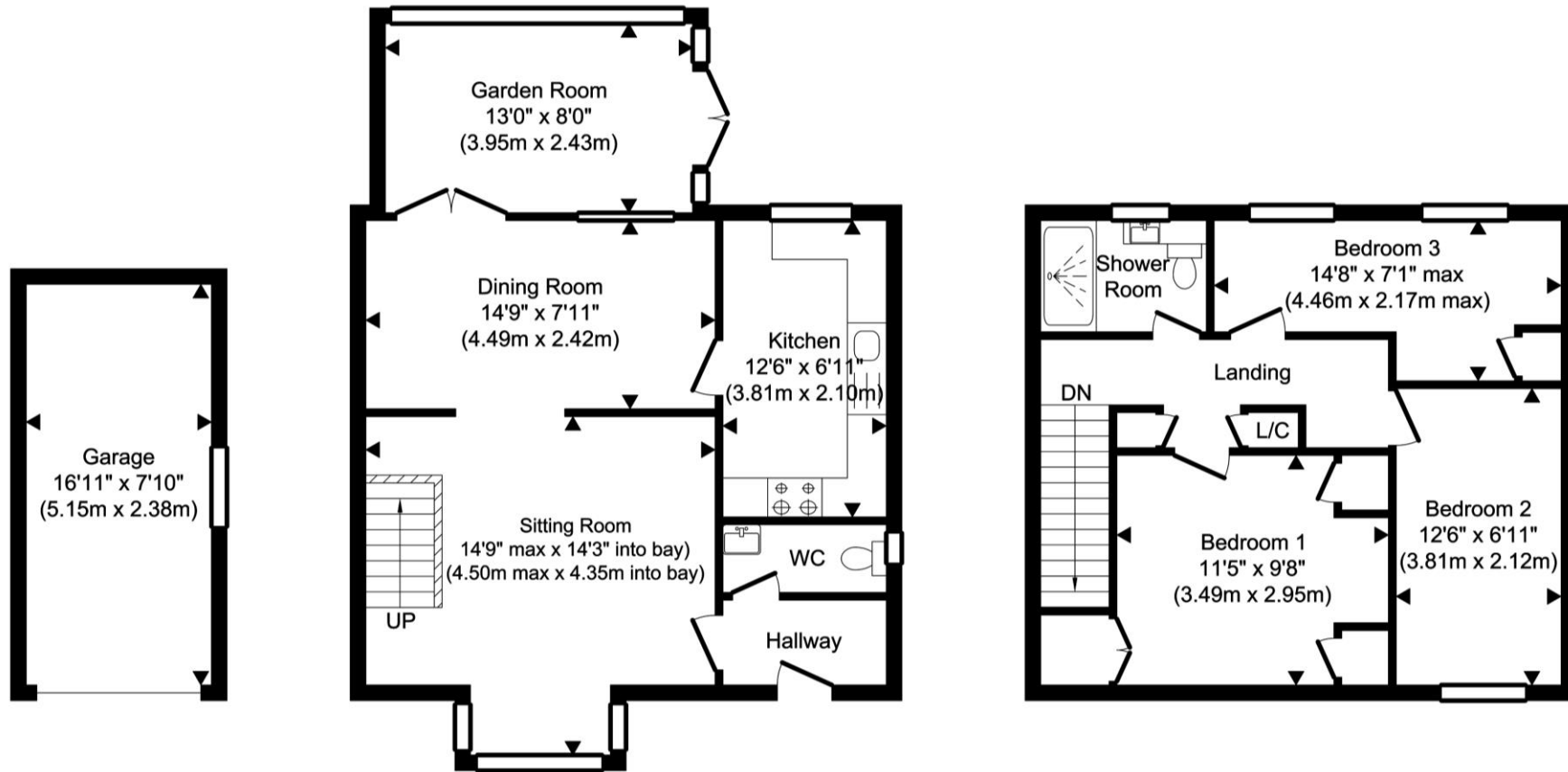
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VIEWING: Strictly by prior appointment only through DAVID BURR.

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Garage
Approximate Floor Area
131.85 sq. ft.
(12.25 sq. m)

Ground Floor
Approximate Floor Area
554.87 sq. ft.
(51.55 sq. m)

First Floor
Approximate Floor Area
429.80 sq. ft.
(39.93 sq. m)

TOTAL APPROX. FLOOR AREA 1116.54 SQ.FT. (103.73 SQ.M.)

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