



**4 Mayfield
Leavenheath, Suffolk**

**DAVID
BURR**



4 Mayfield, Leavenheath, Colchester, Suffolk, CO6 4US

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 two miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is seven miles distant whilst the well-preserved market town of Sudbury is seven miles distant.

An exceptionally well-presented three bedroom (one en-suite) detached bungalow enjoying an attractive setting on a small, well-planned development located within the highly regarded Suffolk village of Leavenheath. Adapted and enhanced by way of a garden room, UPVC framed double glazed windows and doors throughout, a shaker style kitchen and replacement en-suite facilities. Offering considerable versatility by either three bedrooms or alternatively with use of the third bedroom as a dining room. Further benefits to the property include a detached garage, brick paved driveway and well-screened, landscaped gardens.

An exceptionally well-presented three bedroom (one en-suite) detached bungalow offering two reception rooms and further benefitting from garaging, brick paved driveway and landscaped rear gardens.

Obscured panel-glazed door opening to:

ENTRANCE HALL: 17' 7" x 7' 10" (3' 9") (5.36m x 2.40m (narrowing to 1.16m)) With dado rail, door to boiler store housing water boiler and hatch to loft. Further door to linen store housing pressurised water cylinder with useful fitted shelving.

SITTING ROOM: 16' 4" x 12' 2" (4.98m x 3.71m) With casement window to side, dado rail and fireplace with polished stone hearth, wooden surround, and mantel over. Panel glazed sliding door opening to:

GARDEN ROOM: 8' 10" x 8' 8" (2.70m x 2.65m) Set on a brick base beneath a pitched roofline with a glazed surround on three sides with french doors opening to the rear terrace and views across the gardens.

KITCHEN/BREAKFAST ROOM: 11' 7" x 10' 11" (3.52m x 3.34m)

Fitted with an extensive range of shaker style base and wall units with speckled granite effect preparation surfaces over and tiling above. Stainless steel single sink unit with vegetable drainer to side, window to rear overlooking the gardens and integrated appliances including a Neff oven, four ring Zanussi gas hob with extraction above, dishwasher and space and plumbing for washing machine/dryer. Further space for a full height fridge/freezer. Base and wall units to front and side, peninsular unit ideally placed as a breakfast bar, half panel glazed door to outside.

BEDROOM 1: 14' 7" x 10' 10" (4.45m x 3.30m) With bay window to rear, part mirror fronted fitted wardrobe units and door to:

EN-SUITE SHOWER ROOM: 7' 7" x 5' 3" (2.32m x 1.59m) Fully tiled and fitted with RAK ceramics WC, wash hand basin within a fitted

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base unit and fully tiled, separately screened shower with both mounted and handheld shower attachment. Obscured glass window to side.

BEDROOM 2: 12' 5" x 11' 4" (3.79m x 3.46m) With bay window to front and useful wardrobe storage recess to side.

BEDROOM 3/DINING ROOM: 13' 3" x 9' 1" (4.05m x 2.67m) A versatile room with bay window to front.

FAMILY BATHROOM: 7' 11" x 6' 1" (2.41m x 1.85m) A well-presented, fully tiled suite fitted with RAK ceramics WC, wash hand basin within a fitted base unit and bath with shower above. Obscured glass window to front.

Outside

The property is situated on a small, well-planned development with brick paved driveway and direct access to the:

GARAGE: 16' 9" x 8' 2" (5.10m x 2.50m) With up and over door to front, light and power connected and personnel door to side.

WORKSHOP: 11' 6" x 9' 3" (3.50m x 2.82m)

The gardens are arranged via multiple seating areas interspersed with lawn, border planting and a timber bordered flower bed. Useful outbuildings are set to the rear of the plot in the form of a substantial timber framed workshop and greenhouse. Gated side access is also provided.

TENURE: Freehold

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

BROADBAND SPEED: Up to 80Mbps (source Ofcom).

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

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

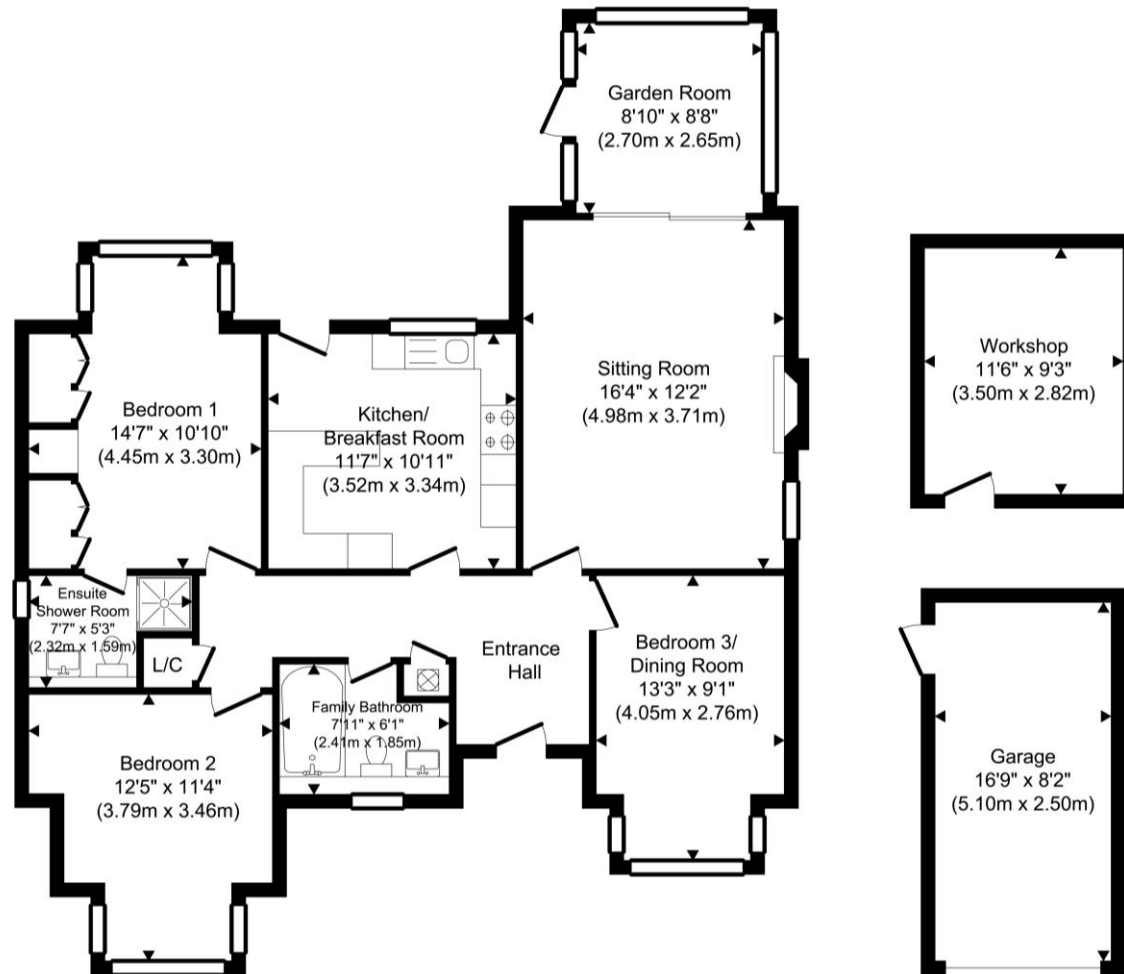
WHAT3WORDS: ///shelving.yelled.hiked

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.

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Ground Floor
Approximate Floor Area
986.40 sq. ft.
(91.64 sq. m)

Garage/Workshop
Approximate Floor Area
243.47 sq. ft.
(22.62 sq. m)

TOTAL APPROX. FLOOR AREA 1229.88 SQ.FT. (114.26 SQ.M.)

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