



**19 Hawthorn Way  
Leavenheath, Suffolk**

**DAVID  
BURR**



# 19 Hawthorn Way, Leavenheath, Colchester, Suffolk, CO6 4RF

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-bedroom mid-terrace property enjoying an attractive setting on a small, well-planned development located within the highly regarded Suffolk parish of Leavenheath. Offering an accommodation schedule of approximately 650sq ft, the property has benefitted from an extensive programme of renovation and improvement by the current owner, with notable retained features including UPVC framed double glazed windows throughout, stripped high grade wood effect flooring to the sitting/dining room, a shaker style newly fitted kitchen with LED spotlights and LVT flooring. The property has also been re-carpeted with a well-presented family bathroom suite. Further benefits to the property include a garage with up and over door, driveway with allocated private parking and low maintenance rear gardens with gated access.

## **A two-bedroom mid-terrace property having benefitted from a recent programme of refurbishment, offering an accommodation schedule of approximately 650sq ft and further benefitting from garaging, driveway and gardens with gated rear access. NO ONWARD CHAIN.**

Half height obscured panel glazed UPVC door opening to:

**ENTRANCE HALL:** With high grade stripped wood effect flooring, staircase off and door to:

**SITTING/DINING ROOM:** 22' 6" x 14' 9" (6.88m x 4.50m) With casement window range to front, stripped high grade wood effect flooring and door to useful understairs storage recess. Opening to:

**KITCHEN:** 12' 3" x 8' 6" (3.75m x 2.61m) Fitted with an extensive range of soft close shaker style base and wall units with wood effect preparation surfaces over. Ceramic single sink unit with vegetable drainer to side, mixer tap over and casement window range to rear. The kitchen is fitted with a range of appliances including a Beko oven with four ring induction hob, extraction above and space and plumbing for washing

machine/dryer. Ample space for a full height fridge/freezer, LVT flooring, casement window range to rear and half height panel glazed door to outside.

### **First floor**

**LANDING:** With hatch to loft and door to store room housing water cylinder and further door to boiler room housing gas fired boiler. Door to:

**BEDROOM 1:** 14' 8" x 9' 8" (4.49m x 2.95m) With casement window range to front and useful corner storage recess.

**BEDROOM 2:** 10' 0" x 6' 7" (3.06m x 2.02m) With casement window range to rear overlooking the gardens.

# 19 Hawthorn Way, Leavenheath, Colchester, Suffolk, CO6 4RF

**FAMILY BATHROOM:** 7' 8" x 4' 9" (2.36m x 1.45m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin, bath with shower attachment over and half height tongue and groove panelling. Obscured glass window to rear.

## Outside

The property is approached via a driveway with allocated private parking space, a walkway boarded by lawn beyond continues to the front of the property.

The low maintenance rear gardens are paved with a six-foot fence line border and gated rear access.

**GARAGE:** 16' 10" x 8' 2" (5.15m x 2.51m) With up and over door to 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:** ///feel.lighter.contracting

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

**BROADBAND:** Up to 78 Mbps (Source Ofcom).

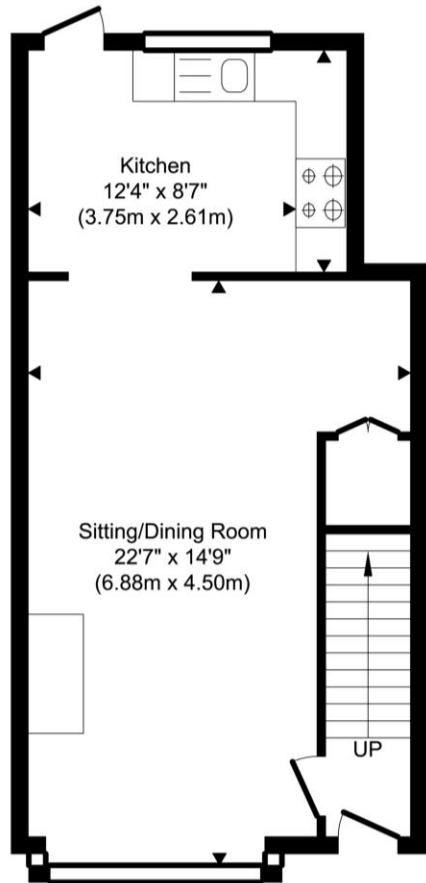
**MOBILE COVERAGE:** EE, Three, O2 & Vodafone (Source Ofcom).

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

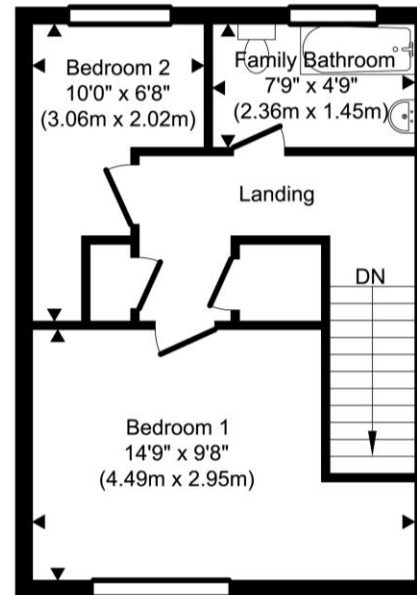
**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. 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.



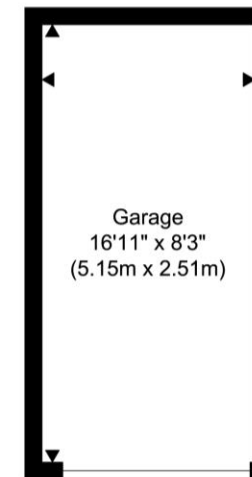
# 19 Hawthorn Way, Leavenheath, Colchester, Suffolk, CO6 4RF



Ground Floor  
Approximate Floor Area  
435.61 sq. ft.  
(40.47 sq. m)



First Floor  
Approximate Floor Area  
316.88 sq. ft.  
(29.44 sq. m)



Garage  
Approximate Floor Area  
139.06 sq. ft.  
(12.92 sq. m)

TOTAL APPROX. FLOOR AREA 891.57 SQ.FT. (82.83 SQ.M.)

Produced by [www.chevronphotography.co.uk](http://www.chevronphotography.co.uk) © 2024

