



DAVID
BURR

9 Elm Tree Lane,
Leavenheath, Suffolk



9 Elm Tree Lane, Leavenheath, Colchester, Suffolk, CO6 4UL

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 four bedroom (one en-suite) detached property set at the foot of a well-regarded cul-de-sac, located within the highly regarded south Suffolk village of Leavenheath. Tucked away enjoying a private position with unoverlooked gardens, the property offers an accommodation schedule of approximately 1,500sq ft arranged over two floors. Well maintained by the current owners, the accommodation is arranged via three ground floor reception rooms with the garden room recently enhanced by the addition of replacement roof, recently installed fireplace and wood burning stove to the sitting room in addition to being offered to a well-presented standard throughout. Ideally suited as a family home, the property lies within convenient reach of a range of high performing state and independent schooling, the historic Roman City of Colchester with its direct link to London Liverpool Street and access to the A12, the popular market town of Sudbury and Arger Fen and Spouses Vale, a locally renowned nature reserve and popular walking route. Further benefits to the property include a double garage, ample private parking and beautifully established gardens with a diverse range of evergreen and perennial border planting and established tree line beyond the boundary fence.

A four bedroom (one en-suite) detached property set at the foot of a popular cul-de-sac lying within the highly regarded Suffolk village of Leavenheath. Offering an accommodation schedule of approximately 1,500sq ft arranged via three ground floor reception rooms with further benefits including a double garage, ample parking and Indian sandstone terrace and private, unoverlooked rear gardens

UPVC clad grained effect security door opening to:

ENTRANCE HALL: 13' 10" x 6' 8" (4.24m x 2.04m) + **7' 1" x 3' 0"** (2.16m x 0.92m) With stripped wood effect flooring, staircase rising to first floor and door to useful understair storage recess. Oak door opening to:

DINING ROOM: 11' 8" x 9' 8" (3.57m x 2.95m) Enjoying a direct, open link with the sitting with dado rail, casement window to rear and archway opening to:

SITTING ROOM: 18' 2" x 10' 7" (5.54m x 3.25m) With casement window range to front, dado rail and fireplace with inset wood burning stove, granite hearth and oak mantle over. Panel glazed sliding door opening to the raised decked terrace and gardens beyond.

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KITCHEN/BREAKFAST ROOM: 10' 11" x 9' 10" (3.35m x 3.00m)

Fitted with a matching range of shaker style base and wall unit with wood effect preparation surfaces over and tiling above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and casement window range to rear. The kitchen comprises a four door oven with eight ring gas hob over, extraction hood above and space for a fridge/freezer and slimline dishwasher. The kitchen units comprise a matching range of cutlery drawers, base units, fold out carousel corner units and range of wall units. Oak flooring throughout and half height panel glazed oak door to:

UTILITY ROOM: 6' 10" x 5' 6" (2.10m x 1.70m)

Fitted with a matching range of shaker style base and wall units with wood surfaces over, upstands above and tiling over. Ceramic butler sink unit with mixer tap above, space for a washing machine and also housing gas fired boiler. Opening to:

GARDEN ROOM: 11' 8" x 10' 2" (3.56m x 3.11m)

Set on a brick base with a glazed surround on two sides in addition to a glazed screen to front. Oak flooring throughout and set beneath a solid roofline with double doors opening to the Indian sandstone side terrace.

CLOAKROOM: 6' 0" x 2' 5" (1.85m x 0.76m)

Fitted with ceramic WC, wash hand basin within a gloss fronted base unit and obscured glass window to side.

First floor

LANDING:

With casement window to front, hatch to loft and door to store room housing water cylinder with useful fitted shelving. Further door to:

BEDROOM 1: 14' 2" x 11' 1" (4.33m x 3.39m) With casement window range to rear, range of part mirror fronted wardrobe units and further door to:

EN-SUITE SHOWER ROOM: 6' 5" x 4' 1" (1.96m x 1.26m)

Fully tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base unit and fully tiled shower with shower attachment. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 11' 1" x 8' 0" (3.39m x 2.44m)

With casement window range to rear affording an aspect across the gardens and an established tree line boundary beyond.

BEDROOM 3: 10' 8" x 6' 9" (3.27m x 2.06m)

With casement window to front.

BEDROOM 4: 8' 1" x 8' 1" (2.48m x 2.47m)

Currently being utilised as an office/study with casement window to rear affording an aspect across the gardens.

FAMILY BATHROOM: 6' 7" x 6' 1" (2.02m x 1.87m)

Fully tiled and fitted with ceramic WC, pedestal wash hand basin and bath with Mira shower attachment over. Wall mounted heated towel radiator and obscured glass window to front.

Outside

The property is situated on Elm Tree Lane, approached via a shared shingle driveway with allocated parking for approximately three vehicles. Direct access is provided to the:

DOUBLE GARAGE: 16' 10" x 16' 0" (5.15m x 4.89m)

With up and over door to front, light and power connected and personnel door to side.

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The west facing terrace is laid to Indian sandstone with double gated access to side, an area of raised beds and a greenhouse is tucked away behind the garage with established gardens set to rear.

The gardens are one of the property's most striking features with a chipped walkway bordering a central expanse of lawn with a centrally positioned pond, flower beds and a raised decked terrace. Providing complete screening and privacy with established borders on all sides beyond a six-foot fence line boundary with a further greenhouse to rear, fruit trees and further gated side access beyond a garden storage area. A particularly peaceful and well-maintained plot that offers considerable maturity, colour and versatility.

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: ///echo.juggles.exposing

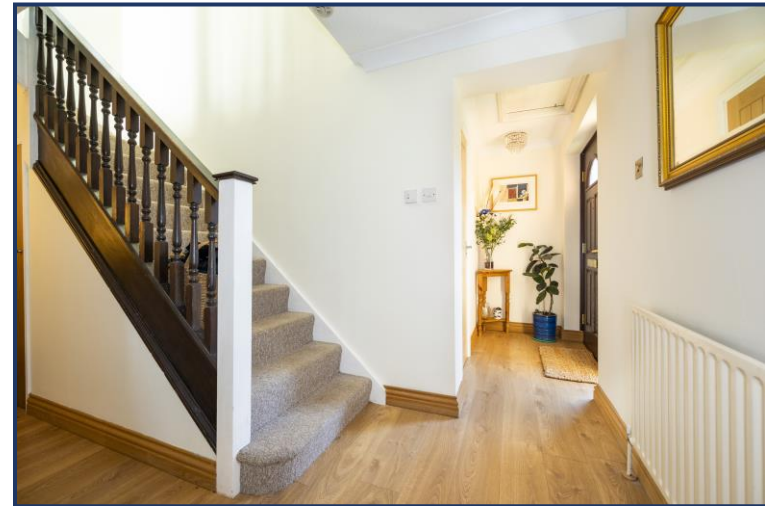
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D.

BROADBAND: Up to 900 Mbps (Source Ofcom).

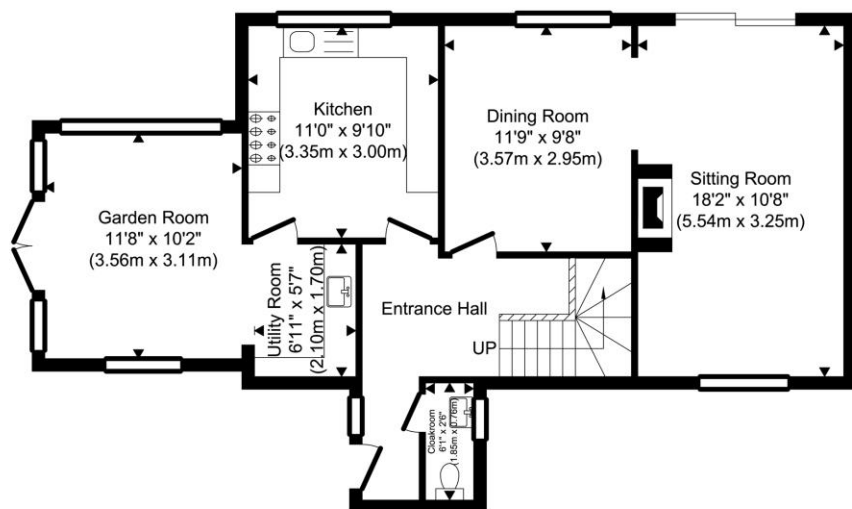
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

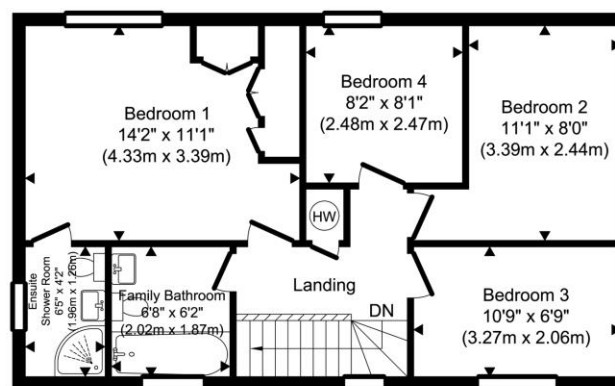
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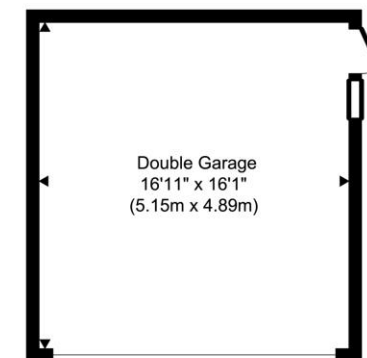
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Ground Floor
Approximate Floor Area
720.10 sq. ft.
(66.90 sq. m)



First Floor
Approximate Floor Area
560.47 sq. ft.
(52.07 sq. m)



Outbuilding
Approximate Floor Area
271.03 sq. ft.
(25.18 sq. m)

TOTAL APPROX. FLOOR AREA 1551.61 SQ.FT. (144.15 SQ.M.)

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