



51 High Road
Leavenheath, Colchester, Suffolk

**DAVID
BURR**



51 High Road, Leavenheath, Colchester, Suffolk, CO6 4PB

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 well-presented three bedroom (two en-suite) detached bungalow occupying a convenient situation, within walking distance of the village green located within the ever popular Suffolk village of Leavenheath. The property has previously been comprehensively extended and improved to create an attractive bungalow with a distinctive west facing rear aspect. Retained features include a gas fireplace with mantle over, granite hearth, panel glazed sliding rear doors and a granite topped kitchen room. Further benefits to the property include garaging, workshop, private off-street parking, photovoltaic solar panels, landscaped front and rear gardens and a summer house.

An exceptionally presented three bedroom (two en-suite) detached bungalow benefitting from garaging, workshop, summer house and landscaped front and rear gardens.

UPVC clad security door opening to:

ENTRANCE HALL: With stripped timber flooring throughout, hatch to loft and double doors to linen cupboard with useful fitted shelving.

SITTING ROOM: 20' 11" x 11' 10" (6.40m x 3.62m) Enjoying a particularly striking dual aspect with window to side and single panel glazed sliding doors opening to the terrace and west facing gardens beyond. Further features include a central gas fireplace with granite hearth, surround and mantle over, opening to:

DINING ROOM: 11' 11" x 7' 10" (3.64m x 2.39m) With window to rear overlooking gardens.

KITCHEN ROOM: 12' 10" x 9' 2" (3.93m x 2.81m) Fitted with a matching range of base and wall units with granite worktops over and

tiling above. A granite topped unit provides a useful space as a breakfast bar with further features including a sink with vegetable drainer to side, mixer tap over and window to rear. Further fitted appliances include an open with four ring Electrolux hob and extraction hood above, fridge/freezer, Bosch slim line dishwasher and space and plumbing for washing machine/dryer and useful fitted corner units. Spotlights throughout, windows to rear overlooking gardens and panel glazed UPVC door to outside.

BEDROOM 1: 12' 3" x 11' 10" (3.74m x 3.63m) With window to front, range of fitted wardrobe units with walk-in wardrobe, further storage and door to:

EN-SUITE SHOWER ROOM: 10' 10" x 4' 8" (3.31m x 1.44m) Fully tiled and fitted with ceramic WC, wash hand basin within an oak base unit, walk-in double shower unit with chrome attachment. Spotlights throughout.

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BEDROOM 2: 11' 11" x 8' 10" (3.64m x 2.70m) With window to front, double hinged doors to:

SHOWER ROOM: Fully tiled and fitted with sink within a base level unit, fully tiled shower unit with chrome attachment and wall-mounted heated towel rail. Clouded glazed window to side.

BEDROOM 3: 8' 8" x 6' 11" (2.66m x 2.11m) A versatile room currently being utilised as an office/study with a matching range of base and wall units with worktops over. Window to side overlooking the gardens.

FAMILY BATHROOM: 8' 9" x 5' 4" (2.69m x 1.64m) Principally tiled and fitted with a ceramic WC, Utopia wash hand basin within a base level unit and bath with chrome shower attachment over.

Outside

The gardens are an outstanding feature of this exceptionally maintained bungalow with a cross weave brick and stone driveway providing off-street parking for approximately five vehicles. Flanked by various walkways, a rockery, border plants and lawns the front gardens are home to a variety of trees with fenced border and water feature. Gated side access opens to directly to the rear garden where a paved terrace provides a westerly rear aspect and seating area, affording open views over the exceptionally maintained gardens with established beds, hedging to rear and greenhouse. A central expanse of lawn is bordered by a seating area to rear with herringbone pattern brickwork and access to the:

SUMMER HOUSE: 12' 7" x 10' 5" (3.85m x 3.18m) With UPVC double doors, light and power connected, windows to side and Velux window to rear. Useful fitted base level storage units and worktops over.

GARAGE: 16' 7" x 8' 9" (5.08m x 2.68m) With electric roller door to front, light and power connected.

WORKSHOP: 17' 4" x 5' 6" (5.29m x 1.70m) With light and power connected, door to side.

SERVICES: Mains water, drainage, electricity and gas are connected. Photovoltaic solar panels with feed-in tariff. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

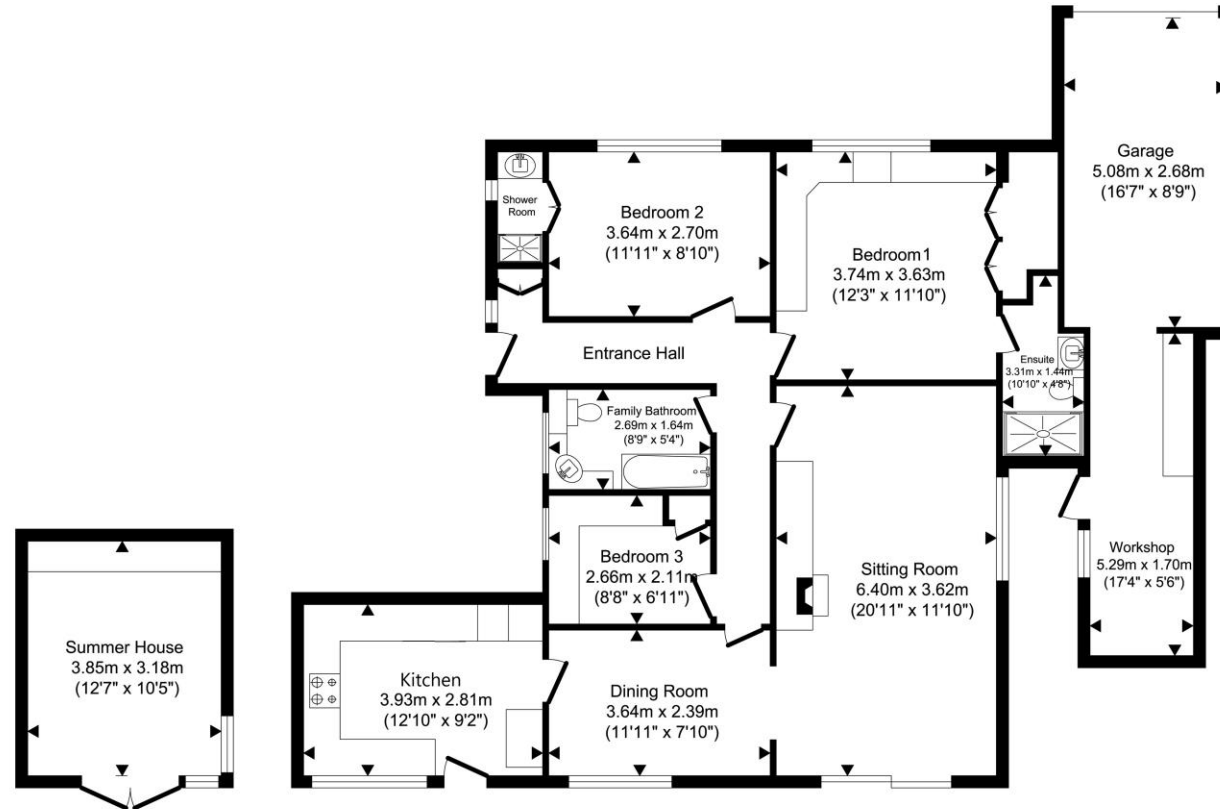
EPC RATING: Band C. A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Babergh and Mid Suffolk District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000).

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.

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Summer House
Approximate Floor Area
131.75 sq. ft.
(12.24 sq. m)

Ground Floor
Approximate Floor Area
1281.87 sq. ft.
(119.09 sq. m)

TOTAL APPROX. FLOOR AREA 131.33 SQ.M. (1413.62 SQ.FT.)

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