



DAVID
BURR

Rowans Way
Leavenheath

28 Rowans Way, Leavenheath, Suffolk, CO6 4UU

Situated within a peaceful cul-de-sac in the highly regarded village of Leavenheath, 28 Rowans Way is an attractive two-bedroom end-of-terrace home offering well-proportioned and versatile accommodation, complemented by thoughtfully landscaped gardens and the considerable benefit of a single garage.

The property is approached through an attractive front garden, with a composite entrance door opening directly into the principal reception space. The generously proportioned lounge/dining room provides an excellent setting for both everyday living and entertaining, with a double-glazed window overlooking the front garden and French doors opening directly onto the rear terrace and gardens beyond. The arrangement creates a pleasing sense of light and space while providing a natural connection between the house and its outside areas.

An archway from the dining area leads through to the fitted kitchen, comprising a range of wall and base level cabinetry with work surfaces over and a stainless-steel sink with mixer tap. Integrated appliances include a gas hob, electric oven and extractor hood, while a rear-aspect window provides an attractive outlook across the garden.

Stairs rise to the first-floor landing, which provides access to the loft together with an airing cupboard and boiler storage. There are two well-proportioned bedrooms, with the principal bedroom enjoying a front aspect and useful built-in storage. The second bedroom overlooks the rear garden and is similarly complemented by a fitted wardrobe and laminate flooring.

The accommodation is completed by a spacious family bathroom, fitted with a shower cubicle incorporating an Aquastream power shower, vanity unit with storage beneath, heated towel rail and low-level WC. An obscured double-glazed window provides natural light and ventilation.

Outside, the gardens represent a particularly attractive feature of the property and have been carefully designed to provide an appealing yet relatively low-maintenance setting. The enclosed rear garden incorporates a decked seating area immediately adjoining the house, an AstroTurf lawn and an additional entertaining area finished with attractive granite paving, creating several spaces in which to relax and enjoy the garden throughout the warmer months.

Gated side access leads conveniently to the single garage, which is equipped with an electric roller door, power and lighting. Combined with the cul-de-sac setting, landscaped gardens and comfortable accommodation, 28 Rowans Way represents an excellent opportunity for first-time purchasers, downsizers or those seeking a well-positioned village home.

Attractive two-bedroom end-of-terrace house

Generously proportioned lounge/dining room

Fitted kitchen with integrated gas hob and electric oven

Two well-proportioned first-floor bedrooms

Peaceful cul-de-sac position within sought-after Leavenheath

Family bathroom with Aquastream power shower

Low-maintenance rear garden with decking and AstroTurf lawn

Attractive granite-paved seating and entertaining area

Single garage with electric roller door, power and lighting

Excellent access to countryside walks, neighbouring villages and the Dedham Vale National Landscape

Offices at: Leavenheath 01206 263007 - Long Melford 01787 883144 - Clare 01787 277811 – Castle Hedingham 01787 463404 – Woolpit 01359 245245 – Newmarket 01638 669035

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Leavenheath is an attractive and established Suffolk village positioned amidst rolling countryside close to the Essex/Suffolk border. The village enjoys a particularly green and spacious character, with an extensive network of public footpaths, bridleways and quiet country lanes providing excellent opportunities to enjoy the surrounding countryside and the nearby Stour Valley. Parts of the parish lie within the Dedham Vale National Landscape, while nearby woodland and nature reserves further enhance the area's rural appeal.

The village benefits from a strong community centred around its village hall, village green and St Matthew's Church, while everyday facilities and services can be found in the neighbouring villages of Stoke-by-Nayland, Nayland and Boxford. More comprehensive shopping, recreational and educational amenities are available in the nearby towns of Sudbury, Hadleigh and Colchester. Primary schooling is available in both Nayland and Stoke-by-Nayland, with secondary education principally provided by Thomas Gainsborough School at Great Cornard.



TENURE: Freehold

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

EPC RATING:

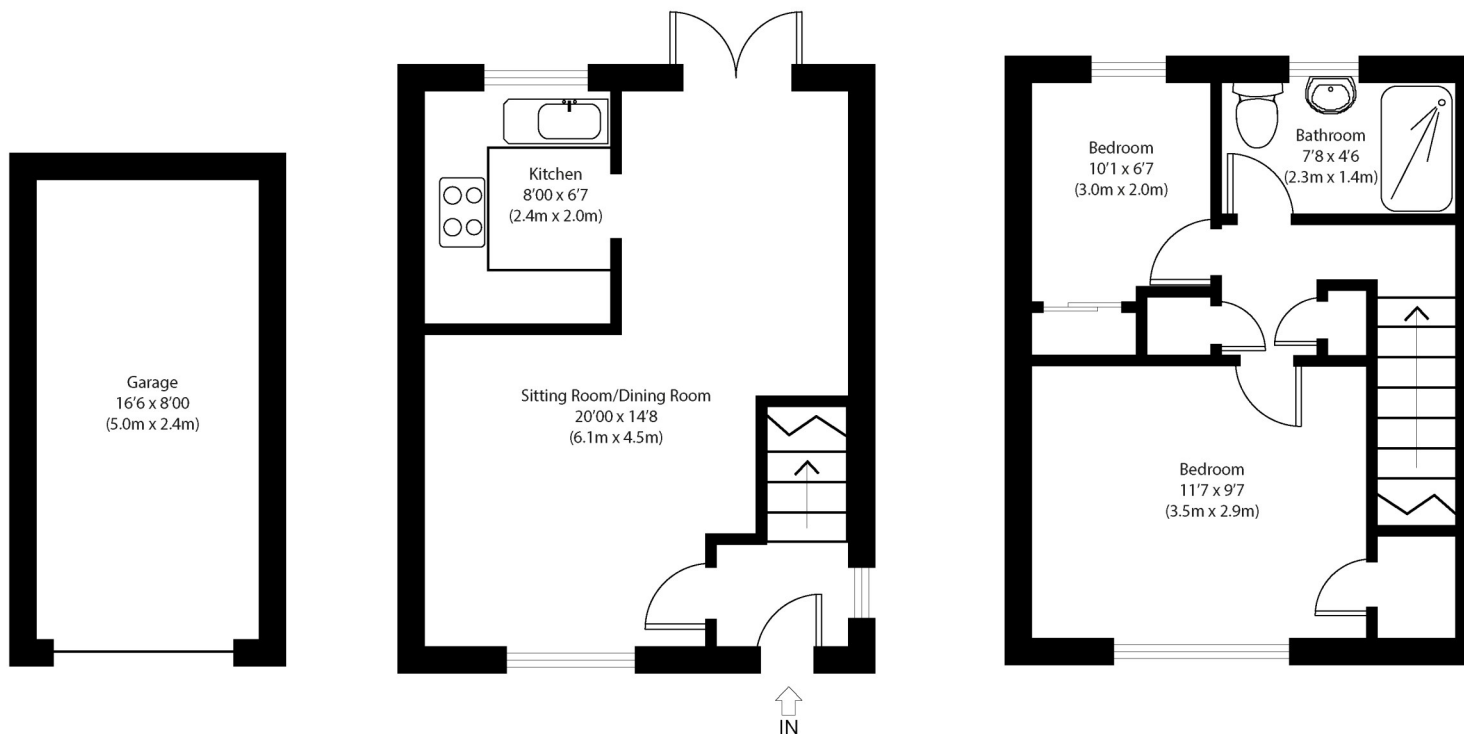
WHAT3WORDS: sleepy.clays.boat

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

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

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Ground Floor

First Floor



Approximate Gross Internal Area
 Main House 590 sq ft (55 sq m)
 Garage 130 sq ft (12 sq m)
 Total 720 sq ft (67 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



