

High Road
Leavenheath, Suffolk

DAVID BURR









47 High Road, Leavenheath, CO6 4NZ

An enviably situated two-bedroom detached bungalow, extending to approximately 1,315 sq. ft. and occupying an attractive position along High Road within the highly regarded Suffolk village of Leavenheath. Offering generously proportioned and versatile single storey accommodation, the property is complemented by a particularly appealing south facing rear aspect, extensive parking, garaging and well screened gardens.

The accommodation is introduced by an attractive entrance hall, enhanced by inset LED spotlights and providing access to the principal living accommodation. The sitting room is a comfortable and well-proportioned reception space, with a panel glazed door opening directly onto the rear garden and allowing the room to enjoy a direct connection with the outside.
A separate study provides an ideal environment for those working from home, while the accommodation is further complemented by two well-proportioned double bedrooms, one of which benefits from fitted wardrobes. A wet room and separate cloakroom serve the bedrooms and living accommodation.

Of particular note is the impressive open plan kitchen/garden room, an exceptionally light and inviting space positioned to take full advantage of the property's rear aspect. The kitchen is fitted with an extensive range of units providing excellent storage and preparation space, while the adjoining garden room benefits from a wealth of natural light and creates an appealing setting for informal dining, entertaining and everyday living.
A further notable feature is the additional office space positioned to the rear of the garaging and accessed directly from the sitting room. This adaptable area lends itself particularly well to home working, hobbies or ancillary use or utilised as a third bedroom. This considerably enhances the versatility of the accommodation.

Outside, the property is approached via an attractive in-and-out driveway providing generous off-street parking and access to the garage. The gardens are established and well screened, creating a good degree of privacy, with the south facing rear garden forming a particularly attractive backdrop to the property and providing an excellent environment for outdoor entertaining and relaxation. Leavenheath is a well-regarded Suffolk village positioned between Sudbury and Colchester and close to the Suffolk/Essex border. The village has a pleasantly dispersed character and benefits from a village hall, community facilities and access to an extensive network of surrounding footpaths and countryside walks. Leavenheath stands alongside and partly within the Dedham Vale National Landscape, with nearby countryside including Arger Fen and Spouse's Grove offering particularly attractive opportunities for walking and recreation.

High Road itself lies within an established part of the village, within convenient reach of surrounding countryside and local walking routes. Nearby villages including Stoke-by-Nayland, Nayland and Bures provide further amenities, while the larger market town of Sudbury and the city of Colchester offer more comprehensive shopping, recreational and educational facilities. Leavenheath's position on the A134 also provides straightforward access between these principal centres.

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- Enviably situated two/three-bedroom detached bungalow
- Approximately 1,315 sq. ft. of accommodation
- Highly regarded High Road position within Leavenheath
- Attractive south-facing rear aspect
- Impressive open-plan kitchen/garden room with excellent natural light
- Generously proportioned sitting room opening onto rear garden
- Two double bedrooms with fitted wardrobes to the main room
- Separate study together with an additional office space
- Wet room and separate cloakroom
- Garage and generous off-street parking

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: B

WHAT3WORDS: store.ordering.reduction

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

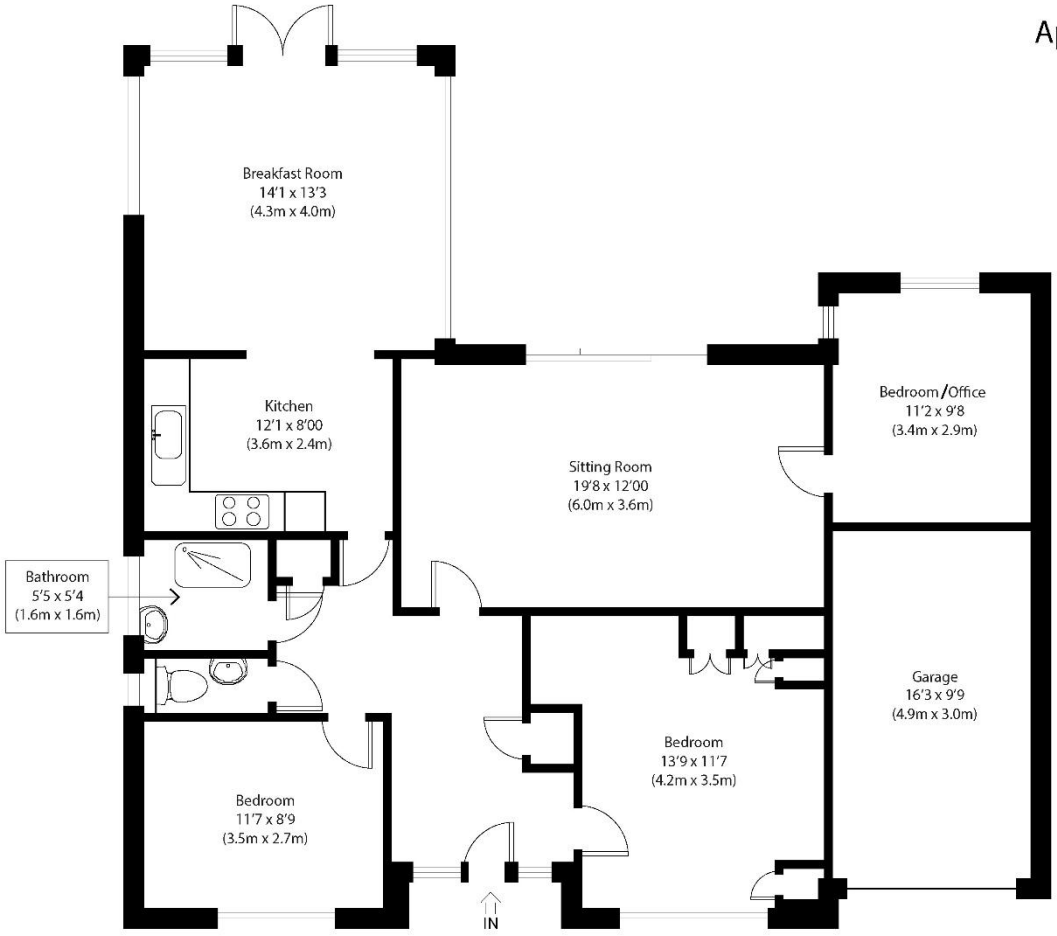
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor

Approximate Gross Internal Area

1315 sq ft (122 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.
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