



3 BROAD OAKS,

LEAVENHEATH, COLCHESTER, CO6 4UJ

**NP** NICHOLAS  
PERCIVAL



Offered with no onward chain, presented to a very high standard, and situated on a corner plot, is this detached four double bedroom family home in the popular village of Leavenheath near Colchester. The property is comprised of a sitting room, dining room, kitchen and utility room, study, ensuite shower room to the main bedroom, family bathroom and w/c. There is driveway parking in addition to the double garage with electronic door and enclosed rear garden.

No Onward Chain | Council Tax Band E | Oil Fired Central Heating | EPC D



## Property

A storm porch welcomes you to the property (which is offered with no onward chain) and opens to the entrance hallway, with American Light Oak and Glass balustrade staircase and useful storage cupboard, in addition to the oil boiler cupboard.

The spacious sitting room is dual aspect the centre piece of which is the attractive open fireplace with limestone surround and granite hearth.

The dining room leads out to the conservatory, with an insulated roof (featuring two skylights) a wall mounted electric heater and retractable sun blinds,

the conservatory can be used in comfort all year round to enjoy views of the garden. There is a useful study to the front of the property that provides an excellent space for those that work from home. The well-equipped kitchen features an integrated NEFF induction hob, integrated NEFF oven, accompanied by an integrated extractor hood. There is an under counter integrated fridge and integrated BOSCH dishwasher. Ample storage is provided by a good array of cupboards and drawers, and the work surface finishes to a small breakfast bar. To the rear of the kitchen is the utility room that provides additional work space as well as space and plumbing for a washing

machine as well as space for a free-standing fridge freezer. Off the utility room is the ground floor cloak room comprised of a handbasin set within a vanity unit and toilet, there is also a personnel door providing direct access to the double garage.

Ascending the staircase to the first floor, the landing offers two storage cupboards in addition to the airing cupboard, and all four bedrooms are doubles all benefiting from built in wardrobes. The main bedroom enjoys views across the rear garden and the accompanying ensuite shower room is comprised of an electronic shower with both rainfall shower head and mixer hose

attachment, handbasin set within a vanity unit, heated towel rail and toilet.

The family bathroom completes the internal accommodation and is comprised of a bath with shower screen and rainfall shower head, handbasin set within a vanity unit, toilet, and heated towel rail.

## Outside

Enjoying a corner plot, the property offers a block paved driveway for two vehicles that allows access to the double garage with HORMANN remote controlled sectional electronic door. To the rear of the garage is a useful workspace and bench as well as a door to the garden. Ambient outdoor



exterior lighting is provided around the property and the front garden is mainly laid to lawn and a side gate allows access to the rear garden.

The rear garden features an attractive pond and is neatly planted featuring mature beds and borders in addition to the lawn. To the rear of the garage and utility there is a patio area and pergola providing an excellent space for outside entertaining. The oil tank is discreetly screened from view.

### Situation

Nestled within the Essex / Suffolk borders close to the River Stour and Constable Country, the property is located on a quiet

turning in the village of Leavenheath, which is located in close proximity to the Dedham Vale Area of Outstanding Natural Beauty.

The village itself benefits from a popular public house, the Hare and Hounds.

The popular Stoke by Nayland Golf club is close at hand and the village is served by two primary school options, one at Nayland and the other at Stoke-by-Nayland.

A short drive away is the pretty market town of Sudbury that offers a broad range of facilities including a choice of supermarkets and high street retailers.

Heading in the other direction is the larger city of Colchester offering all the leisure, recreational and entertainment attractions

expected of a major regional centre, including first rate secondary schooling options.

Colchester is served by an intercity mainline service to London Liverpool Street which can be reached in around 50 minutes from Colchester North Station.

### Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





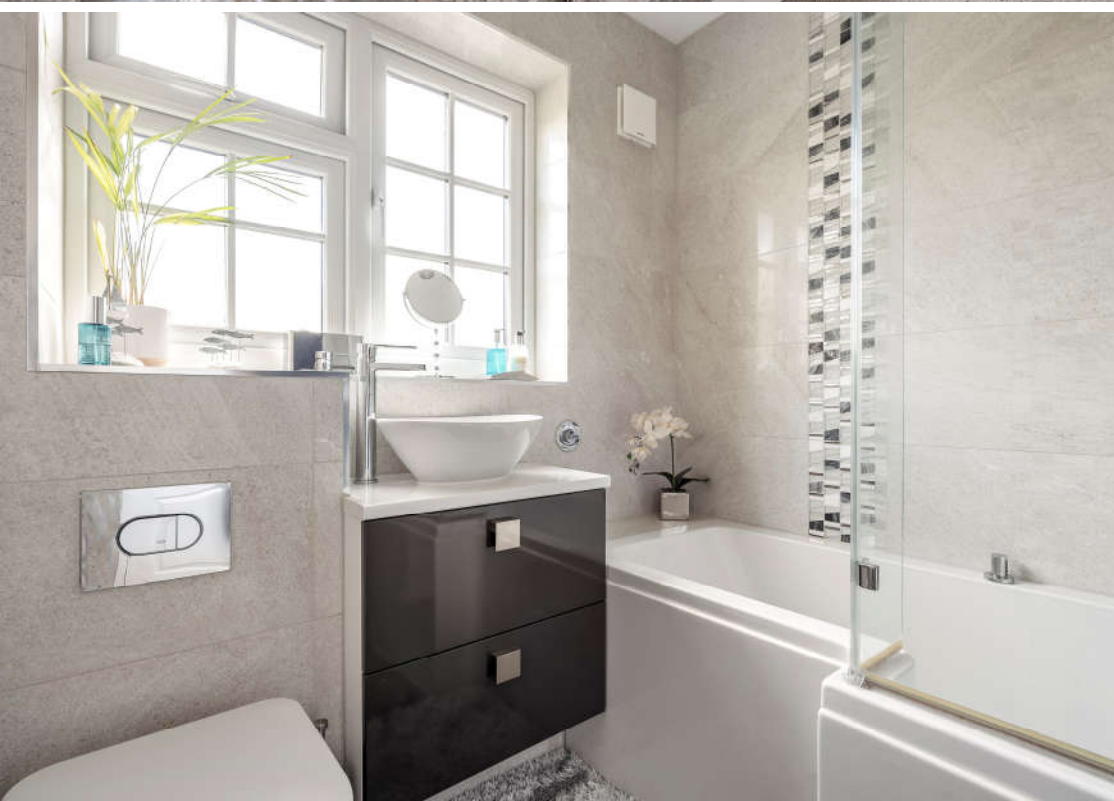
**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

**NP NICHOLAS PERCIVAL**

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# Broad Oaks, Leavenheath

Internal area: 1789 sq.ft / 166 sq.mt

Excluded areas: Garage 347 sq.ft / 33 sq.mt

Illustration for identification purposes only. Measurements are approximate and not to scale.

