



26 SWEET BRIAR CLOSE

Leavenheath | Suffolk



Chapman Sticks

26 SWEET BRIAR CLOSE LEAVENHEATH, SUFFOLK CO6 4NP

Colchester - 8.5 miles
Sudbury - 7.5 miles
Nayland - 2.5 miles

- Storm porch • Entrance hall and inner hall •
- Double reception room • Kitchen / breakfast room •
- Three bedrooms (with one ensuite) • Bathroom •
- Front and rear gardens • Off-road parking •
- Attached single garage • In all, 0.12 acres •

The Property

Prominently positioned on a generous plot, 26 Sweet Briar Close forms part of an established residential area which was completed circa 1995.

Internally, the accommodation provides a practical and pleasing layout, and although evidently the property has been well maintained over the years, a degree of cosmetic updating is arguably required.

Via a central hall, the main reception room spans full width of the bungalow, providing twin aspect views over the front and rear gardens. The adjacent kitchen / breakfast room is comprehensively fitted on four walls with worksurfaces, numerous base and eye level units, white goods, and inset gas hob and double oven.

The bungalow provides two / three bedrooms, where bedroom three is currently used as a dining room. Overlooking the rear garden, bedroom one provides a corner ensuite shower room with built in wardrobes. The remaining two bedrooms are served by a bathroom.

A DETACHED BUNGALOW LOCATED IN A CUL-DE-SAC SETTING TOGETHER WITH GARDENS, OFF-ROAD PARKING AND GARAGE



Outside, the bungalow is set back in its plot of about 0.12 acres, forming a front lawn with an adjacent driveway which leads to the attached single garage.

Offering complete privacy, the principal garden is to the rear, which chiefly consists of a large expanse of lawn which is defined by established shrub borders.

Location

Located some 8.5 miles north of Colchester, Leavenheath is a well-regarded village which provides a public house and a parish church. The prestigious Stoke-By-Nayland golf and country club is approximately two miles away, and Colchester with its main line rail link to London's Liverpool Street.

Services

We understand all mains services are connected.

Local Authority and Council Tax Band

Babergh & Mid Suffolk District Council
Tax Band D

EPC Rating

Current E (53). Potential D (65).

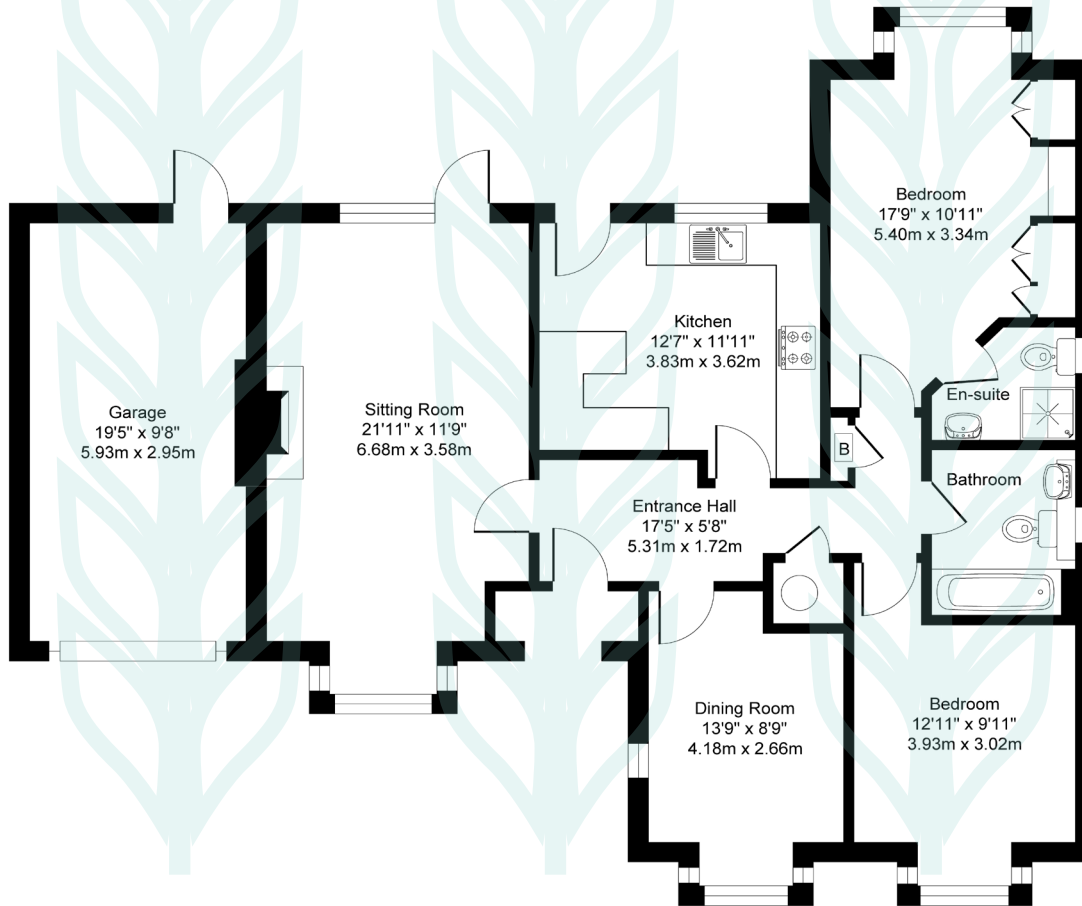


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Approximate Floor Area

Main House - 997 sq. ft / 92.66 sq. m

Garage - 188 sq. ft / 17.49 sq. m



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