

oakheart



£400,000

Guide Price

Sweet Briar Close, Leavenheath





Guide Price £400,000 - £450,000.

Located in the charming village of Leavenheath, which seamlessly blends into the Suffolk countryside while bordering Essex, this stunning three-bedroom detached bungalow offers a serene and idyllic retreat.

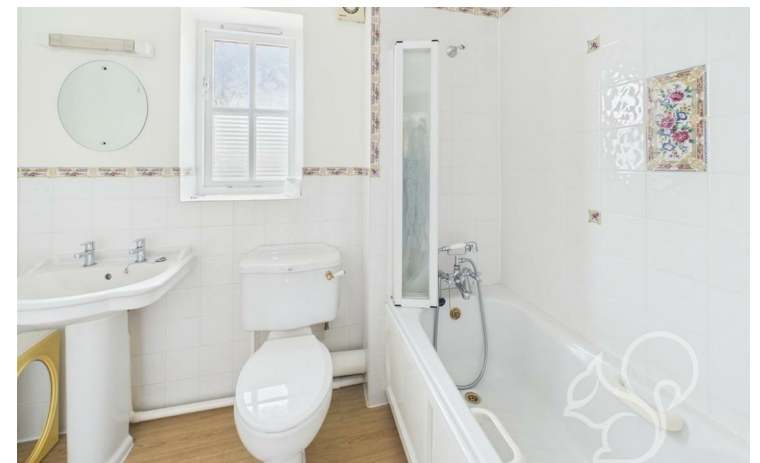
Strategically situated between the historic market town of Sudbury and the vibrant city of Colchester, residents benefit from a unique blend of rural tranquility and urban sophistication. The property's interior is thoughtfully designed, featuring a spacious living room

perfect for relaxation and entertainment, a modern fitted kitchen equipped with select appliances to cater to culinary enthusiasts, a luxurious principal bedroom complete with built-in storage and an ensuite shower room, two additional double bedrooms offering ample space and integrated storage solutions, and a family-sized bathroom featuring a shower-over-bath configuration.

Externally, the bungalow boasts an expansive rear garden, providing ample space for outdoor activities and gardening enthusiasts alike. Additional features include a private garage offering secure parking and storage, and off-road parking capable of accommodating two

vehicles.

The village's strategic location ensures easy access to a wide range of amenities, including diverse shopping experiences, cultural attractions, and essential services in both Sudbury and Colchester. This property presents a rare opportunity to enjoy the best of both worlds—embracing the peace and beauty of the countryside while remaining connected to the conveniences and vibrancy of urban life —making it an ideal home for those seeking a harmonious lifestyle balance.

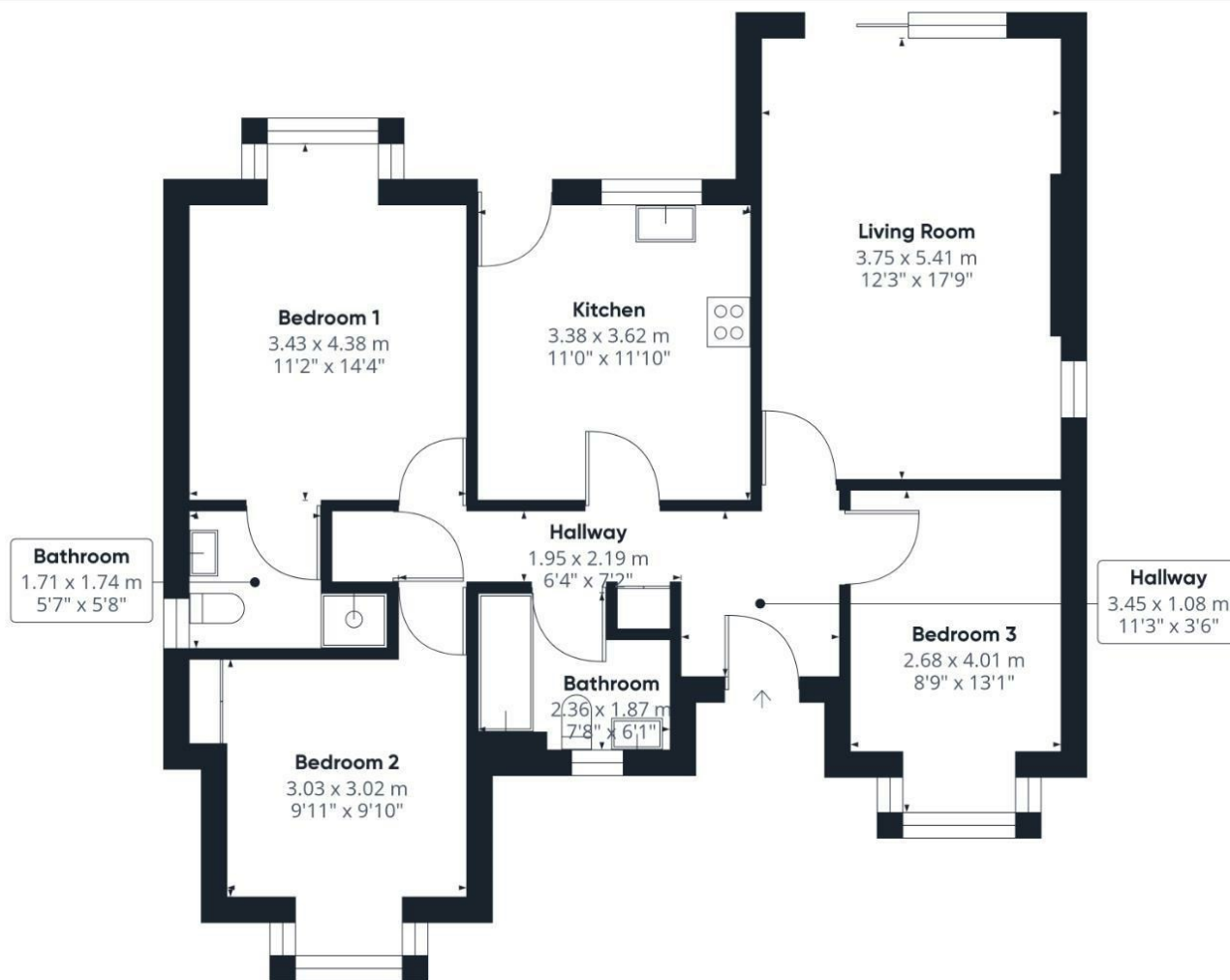












**Local Authority:**

£2035

**Tenure:**

Freehold

**Council Tax Band:**

D

### Energy Efficiency Rating

|   | Current   | Potential                  |
|---|-----------|----------------------------|
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>85</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>69</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| <b>England &amp; Wales</b>                  |           | EU Directive<br>2002/91/EC |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Colchester

01206 803 308

colchester@oakheart.co.uk

2b Cotman Road, Colchester, Essex, CO3 4QJ

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