

oakheart



£415,000

Offers In The Region Of  
Mayfield, Leavenheath

An attractive and exceptionally well presented three bedroom detached bungalow tucked away on a quiet cul-de-sac in the widely sought after South-Suffolk village of Leavenheath. Boasting immaculate presentation throughout with three nicely appointed bedrooms, a well landscaped, south facing rear garden and off street parking with integral garage, this home is not one to be missed!

Upon approach this home sits behind a neatly maintained grass frontage abutting a block paved driveway allowing for off street parking. Entry is gained through an external porch to a bright and welcoming entrance hall offering access to the loft. The lounge enjoys good natural light flow from a bay fronted window and sliding doors opening the the conservatory with the focal

point of this room being a gas fireplace with stone mantle and painted timber surround. The kitchen offers a traditional finish fit with a range of cream floor and wall mounted units topped with timber work surfaces, integrated oven with four ring gas hob, tiled splash backs and stainless steel sink and drainer unit with chrome mixer tap. Adjoining the kitchen is the conservatory, this versatile space enjoys views over the rear garden with tiled flooring and heating fitted. The principal and second bedrooms both benefit from integrated wardrobe space while the principal bedroom further boasts ensuite facilities comprising of a low level WC, was hand basin and shower unit. Bedroom three provides the versatility of use as a dining area with views overlooking the front garden. Concluding the internal accommodation is the family bathroom offering a fully tiled finish fit with bath with shower attachment over the tub, low level WC and

vanity unit.

The rear garden enjoys a south facing orientation with doors opening from the conservatory to a large paved seating terrace leading to a section of lawn enclosed by various established shrubs.

Call Oakheart today to arrange your viewing!

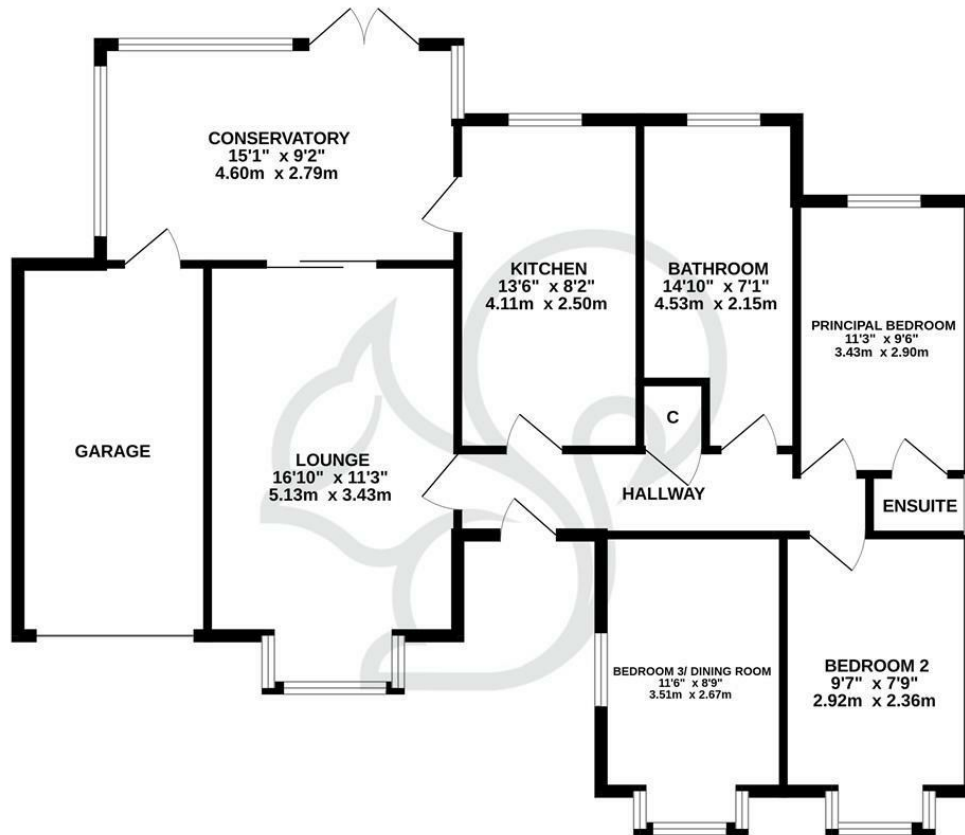








GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA : 1114 sq.ft. (103.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Local Authority:

Tenure:  
Freehold

Council Tax Band:  
D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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 2002/91/EC	

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