



22 Bramble Way | Leavenheath | Colchester | CO6 4UN

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# 22 Bramble Way, Leavenheath, Colchester, Essex, CO6 4UN

*“A superb opportunity to acquire this two/three bedroom detached bungalow, situated in a tucked away cul-de-sac, with ample off-road parking, double garage, generous rear gardens & no onward chain.”*

## Description

An exciting opportunity to acquire a two/three bedroom detached bungalow, situated in a tucked away cul-de-sac location, within a much-desired development.

Other notable features include ample off-road parking, a detached double garage, generous private rear gardens and the added benefit of the property being offered with no onward chain.

## About the Area

Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty.

The strong community supports many clubs, teams, a public house, community shop and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set on the periphery of the village, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust.

The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant. The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant

## The accommodation in more detail comprises:

Front door to:

### Entrance Hall

L-shaped with window to front aspect, door to extensive storage cupboard with hanging space and window to front aspect, access to loft, door to airing cupboard with built-in shelving and housing the hot water cylinder and additional door to cupboard housing the Worcester boiler and doors to:

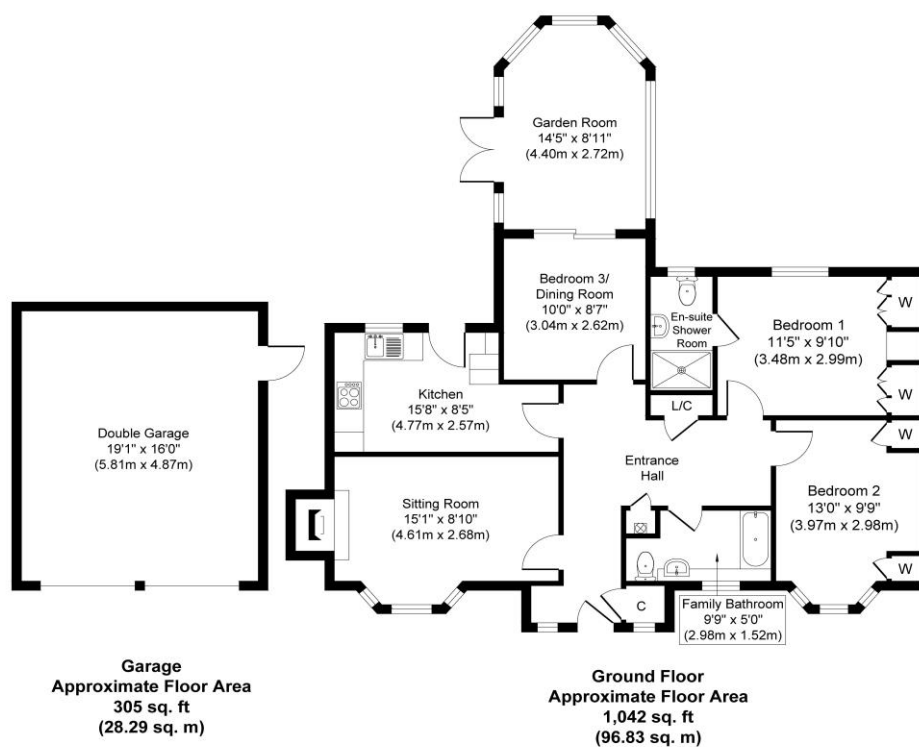
### Sitting Room      Approx 15'1 x 8'10 (4.61m x 2.68m)

Magnificent space with bay window to front aspect and feature inset with coal effect fireplace with wooden mantel surround and on a stone hearth.

### Dining Room/Bedroom Three      Approx 10' x 8'7 (3.04m x 2.62m)

Spotlights and sliding door to:





Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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### **Conservatory Approx 14'5 x 8'11 (4.40m x 2.72m)**

A more recent addition to the property and constructed on a brick plinth with triple aspect windows, French doors opening onto the terrace and partly tiled walls.

### **Kitchen/Breakfast Room Approx 15'8 x 8'5 (4.77m x 2.57m)**

Fitted with a matching range of wall and base units with worktops over and inset with sink, drainer and chrome mixer tap, integrated appliances include Hotpoint oven and grill, Bosch four ring halogen hob with extractor over and fridge/freezer. Space for washing machine and dishwasher, tiled flooring, window to rear aspect and personnel door to rear opening onto the terrace.

### **Master Bedroom Approx 11'5 x 9'10 (3.48m x 2.99m)**

Double room with extensive built-in wardrobes, window to rear aspect and door to:

#### **En-Suite Shower Room**

White suite comprising w.c, hand wash basin with storage under, tiled shower cubicle, tiled flooring, tiled walls, heated towel rail, frosted window to rear aspect and spotlights.

### **Bedroom Two Approx 13' x 9'9 (3.97m x 2.96m)**

Double room with bay window to front aspect and extensive built-in wardrobes.

### **Family Bathroom**

White suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, tiled walls, tiled flooring, spotlights and frosted window to front aspect.

### **Outside**

The property is situated conveniently towards the end of a tucked away cul-de-sac, and is accessed over a private gravelled drive providing ample off-road parking and giving access to the detached double garage. The garage is fitted with up and over doors, personnel door to side and has power and light connected.

The generously sized rear gardens are predominately lawned with a terrace abutting the rear of the property and boundaries clearly defined by fencing for the most part. The grounds are also interspersed with a selection of attractive, well-stocked and established flower and shrub borders.

### **Local Authority**

Babergh District Council

### **Council Tax Band - D**

### **Services**

Mains water, drainage and electricity. Gas-fired heating.

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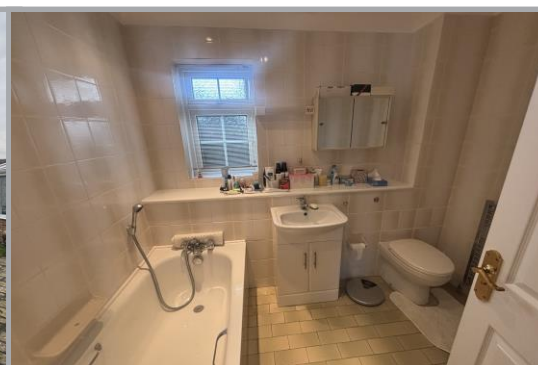
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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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22 Bramble Way Leavenheath COLCHESTER CO3 4JN	Energy rating <b>D</b>	Valid until: 13 August 2033 Certificate number: 7900-1944-9722-1090-1873																																
Property type		Detached bungalow																																
Total floor area		93 square metres																																
<b>Rules on letting this property</b>																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ).																																		
<b>Energy rating and score</b>																																		
This property's energy rating is D. It has the potential to be C.																																		
<a href="#">See how to improve this property's energy efficiency.</a>																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>63 D</td> <td>80 C</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	63 D	80 C	39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy rating.</p> <p>Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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