



23 Wrights Way | Leavenheath | Suffolk | CO6 4NS

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## 23 Wrights Way, Leavenheath, Suffolk, CO6 4NS

*“An opportunity to acquire this spacious & extended three bedroom end of terraced house, requiring finishing yet offering a great deal of potential & with ample off-road parking, garage & well-maintained front & rear gardens.”*

### Description

An opportunity to acquire a spacious, extended three bedroom end of terraced house, requiring finishing yet occupying a delightful corner plot position towards the end of a tucked away cul-de-sac.

Other notable features include ample off-road parking, a single garage and proportionate, well-maintained front and rear gardens.

### 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

With open studwork and requiring finishing, fuse board, stairs rising to the first floor, double aspect windows to the front and side and door to:

#### Sitting Room Approx 13'10 X 13'1 (4.22m x 3.99m)

With attractive bay window to front aspect overlooking the close and built-in shelving.

#### Kitchen/Breakfast Room Approx 10'6 x 9'4 (3.19m x 2.85m)

Fitted with base unit with worktop over. Integrated appliances include Siemens induction hob and Neff oven. Space for white goods, tiled flooring, window to side aspect with sliding door opening onto the terrace. Opening to:

#### Dining Room Approx 10'11 x 9'11 (3.33m x 3.01m)

Forming most of the ground floor part of the extension and benefitting from window to front aspect. This is one of the rooms requiring finishing, yet offering a great deal of potential, and would provide an ideal formal dining space.

#### First Floor Landing

L-shaped and with access to loft, door to storage cupboard with cloak hanging space as well as adjacent airing cupboard with built-in shelving. Doors to:

#### Master Bedroom Approx 14'9 x 9'2 (4.05m x 2.80m)

Now extended to provide a substantial double room with double aspect windows to the front and side.

#### Bedroom Two Approx 13'1 x 10'7 (4.00m x 3.23m)

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



## Wrights Way

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

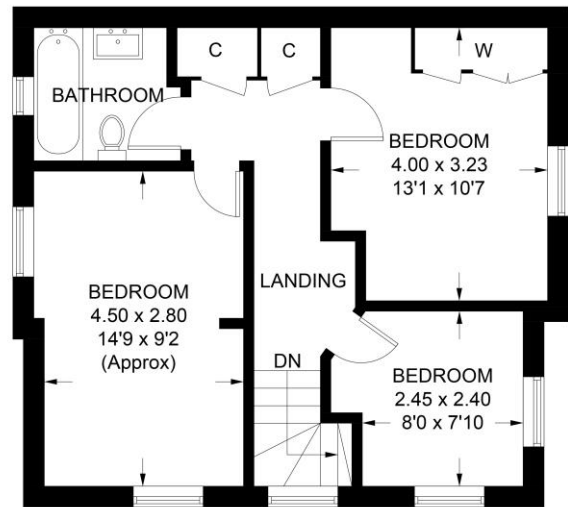
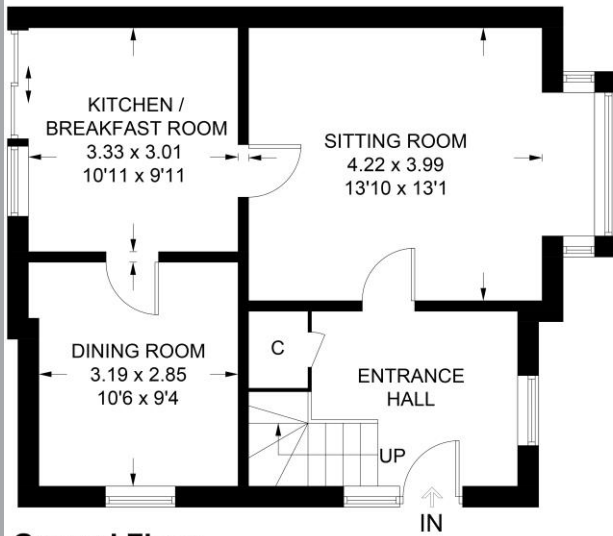


Illustration for identification purposes only, measurements are approximate, not to scale.

### Bedroom Three Approx 8' x 7'10 (2.45m x 2.40m)

Currently accessed from the landing through open studwork and requiring finishing yet offering a great deal of potential for a bedroom, and with double aspect windows to the front and side.

### Family Bathroom

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

### Outside

The property is conveniently positioned on a corner plot towards the end of this tucked away cul-de-sac and is accessed over a private drive providing ample off-road parking as well as giving access to the single garage. The garage is fitted with an up and over door and has power and light connected.

The front and rear gardens are well-maintained, the latter of which are partly lawned and partly terraced with a selection of flower and shrub borders.

The boundaries are defined by a mixture of fencing and a brick wall for the most part.

### Local Authority

Babergh District Council

### Council Tax Band – B

### Services

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







## Energy performance certificate (EPC)

23 Wrights Way Leavenworth COLCHESTER CO6 4NS	Energy rating <b>C</b>	Valid until: 16 June 2035 Certificate number: 9835-6726-9500-0167-1292
Property type	End-terrace house	
Total floor area	90 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](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>).

### Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

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.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



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