



**22 Bramble Way  
Leavenheath, Suffolk**

**DAVID  
BURR**







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

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 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.

A two bedroom (one en-suite) detached bungalow enjoying a corner plot position on a small, well-planned development located within the highly regarded Suffolk parish of Leavenheath. Situated on the well-regarded Bramble Way, the property is tucked away at the foot of a shingle access road and enjoys one of the largest plots on the development with established, well-screened rear gardens. Offering an accommodation schedule of approximately 1,150sq ft arranged via a single storey comprising three reception rooms with UPVC double glazed windows and doors throughout, a fitted kitchen and en-suite facilities to the principal bedroom. Further benefits to the property include a detached double garage, private off-street parking and established, well-screened rear gardens.

## **A well-presented two bedroom (one en-suite) detached bungalow with three reception rooms and further benefitting from a detached double garage, ample private parking and outstanding, well-screened rear gardens.**

UPVC clad grained effect security door opening to:

**ENTRANCE HALL: 17' 7" x 12' 4" (3' 11")** (5.38m x 3.76m (narrowing to 1.20m)) With casement window to front, hatch to loft and door to:

**STORE ROOM:** Providing ideal use for cloaks storage with attached hanging rail and window to front.

**LINEN STORE (accessed via entrance hall):** Housing water cylinder with useful fitted shelving.

**BOILER ROOM (accessed via entrance hall):** Housing gas fired boiler.

**SITTING ROOM: 16' 4" x 12' 2" (10' 0")** (4.98m x 3.72m (narrowing to 3.07m)) With bay window to front, central fireplace with marble hearth, wooden surround, and electric fire.

**KITCHEN/BREAKFAST ROOM: 12' 9" x 9' 9"** (3.89m x 2.99m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Single sink unit with mixer tap above, filtered water tap and casement window range to rear affording views across the gardens. Fitted appliances include a Hotpoint oven with grill above, four ring Bosch hob with extraction over, fridge, freezer and space for both dishwasher and washing machine/dryer. Tiled flooring throughout and panel glazed door to outside.

**DINING ROOM/BEDROOM 3: 9' 11" x 8' 7"** (3.04m x 2.63m) A versatile room ideally suited as a dining room although offering excellent

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potential as a further bedroom, if so required, with spotlights. Sliding panel glazed door to:

**GARDEN ROOM: 11' 1" x 9' 9"** (3.38m x 2.99m) Set on a brick base with a glazed surround on three sides beneath a pitched roofline and french doors opening to the side terrace and gardens beyond.

**BEDROOM 1: 13' 3" x 9' 10"** (4.05m x 3.00m) With casement window range to rear affording views across the gardens, part mirror fronted fitted wardrobe units and door to:

**EN-SUITE SHOWER ROOM: 7' 3" x 3' 6"** (2.23m x 1.09m) Fully tiled and fitted with ceramic WC, wash hand basin and fully tiled separately screened shower unit with shower attachment. Window to rear.

**BEDROOM 2: 12' 1" x 9' 10"** (3.69m x 3.02m) With casement window range to front and fitted wardrobe units.

**FAMILY BATHROOM: 8' 0" x 6' 6"** (2.44m x 1.99m) Fully tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base unit, bath with handheld shower attachment over and wall mounted heated towel radiator. Obscured glass window to front.

## Outside

The property is situated on Bramble Way, approached via a shingled access road with direct access to a double width area of private off-street parking for two vehicles with direct access provided to the:

**DOUBLE GARAGE: 17' 3" x 16' 0"** (5.26m x 4.88m) With twin electric up and over doors to front, light and power connected and personnel door to side.

The gardens are one of the property's strongest attributes with gated access opening to a substantial rear terrace with single expanse of lawn beyond, fence line border and interspersed with a range of fledgling shrubs and plants and dense borders.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Gas fired heating. **NOTE:** None of these services have been tested by the agent.

**BROADBAND SPEED:** Up to 80Mbps (source Ofcom).

**PHONE COVERAGE:** EE, Three and O2 (source Ofcom).

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** watch.deeds.influence

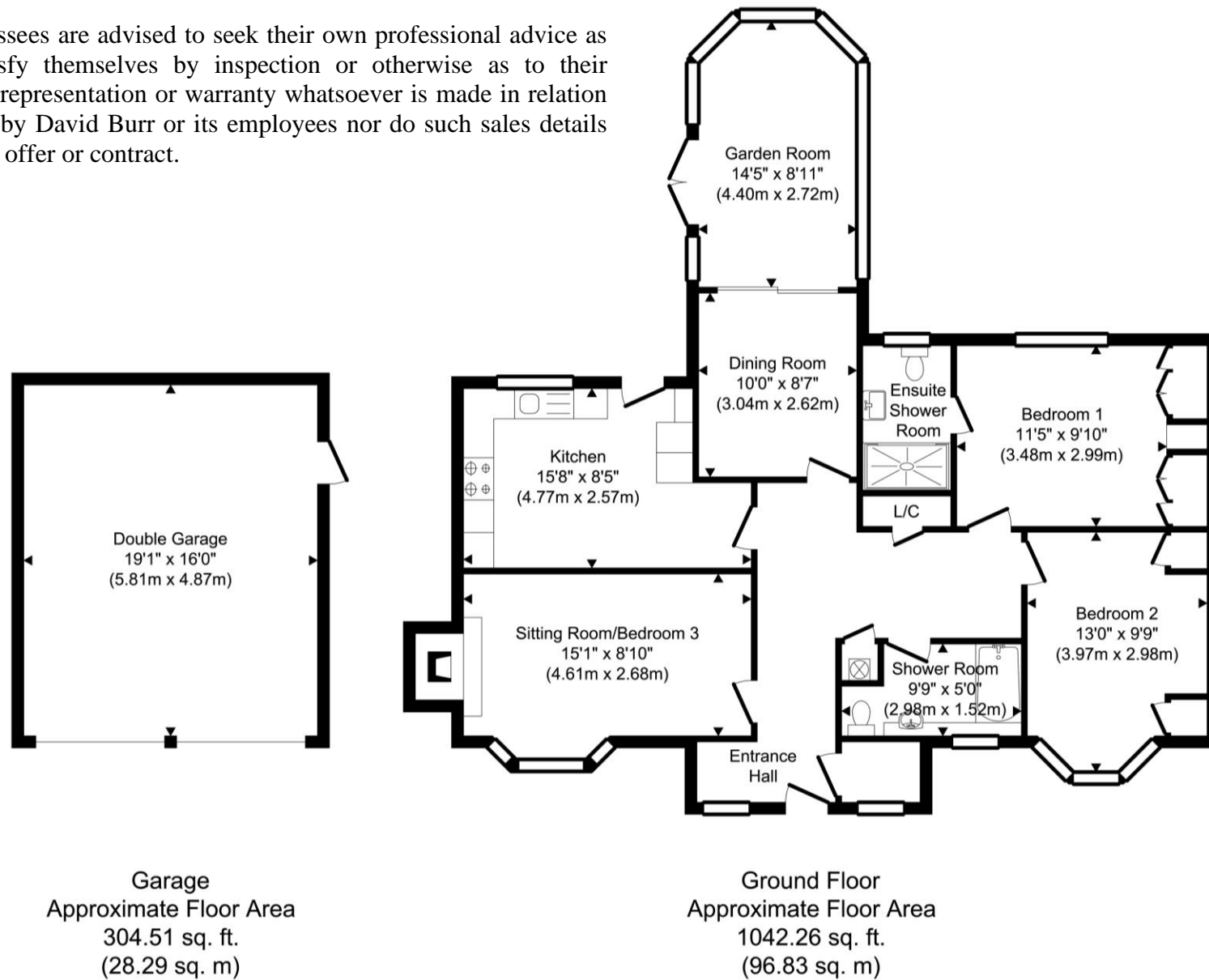
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective

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