



**9 Champion Way
Leavenheath, Suffolk**

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BURR**



9 Champion Way, Leavenheath, Colchester, Suffolk, CO6 4UP

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 reserve 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.

Tucked away on a small, well-planned development is a four bedroom (one en-suite) detached property enjoying a quiet, attractive position within the well-regarded Suffolk village of Leavenheath. A well-presented, practically arranged property offering an accommodation schedule arranged via three ground floor reception rooms with notable attributes including UPVC framed double glazed casement windows and a gloss fronted fitted kitchen and utility room. Conveniently located for a range of high performing state and independent schooling within the local area in addition to providing convenient access to the A134 with links to the popular market town of Sudbury and historic Roman City of Colchester with its mainline link to London Liverpool Street and direct access to the A12 trunk road. Further benefits to the property include a detached double garage, ample private parking and mature, private rear gardens.

A four bedroom (one en-suite) detached property enjoying a tucked away position on a small, well-planned development arranged via three reception rooms and further benefitting from a double garage, ample parking via a double width driveway and mature, well-screened gardens.

Panel door to:

ENTRANCE HALL: 14' 11" x 8' 11" (4.56m x 2.72m) With obscured panel glazed windows to front and side, staircase off and useful understairs storage recess. Further casement window to front and panel door to:

SITTING ROOM: 18' 7" x 10' 6" (5.67m x 3.21m) With bay window to front, further glass screen to side and fireplace with inset gas fire, stone hearth, wooden surround and mantle over. Opening to:

DINING ROOM: 10' 7" x 9' 2" (3.23m x 2.80m) With skirting, radiator and panel glazed door to:

GARDEN ROOM: 9' 9" x 8' 7" (2.97m x 2.62m) Affording a triple aspect set on a brick base beneath a pitched roofline with double doors opening to the rear gardens.

KITCHEN: 10' 7" x 7' 3" (3.22m x 2.21m) Fitted with an extensive range of gloss fronted base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with vegetable drainer to side, mixer tap over and casement window to side. The kitchen is fitted with a range of appliances including a Siemens oven with grill above, four ring gas hob and extraction above. Further fitted appliances include a fridge, freezer and slimline Neff dishwasher. Spotlights throughout and opening to:

UTILITY ROOM: 9' 0" x 5' 1" (2.75m x 1.54m) Fitted with a matching range of base and wall units with wood effect preparation surfaces over

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and tiling above. Stainless steel single sink unit with mixer tap above, space and plumbing for washing machine/dryer and half height panel glazed door to the rear garden.

CLOAKROOM: 5' 11" x 3' 4" (1.81m x 1.02m) Fitted with ceramic WC, wash hand basin within a gloss fronted base unit and obscured glass window to front.

First floor

LANDING: With casement window to front, hatch to loft and door to linen store housing pressurised water cylinder and useful fitted shelving above.

BEDROOM 1: 11' 2" x 9' 7" (3.40m x 2.92m) With casement window range to front, full height fitted wardrobes and door to:

EN-SUITE SHOWER ROOM: 7' 5" x 7' 0" (2.26m x 2.13m) Fully tiled and fitted with RAK ceramic WC, pedestal wash hand basin and fully tiled shower. Wall mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: 10' 7" x 9' 0" (3.23m x 2.75m) With casement window range to side affording an attractive view across the gardens and land beyond.

BEDROOM 3: 10' 8" x 7' 8" (3.24m x 2.34m) With casement window to front.

BEDROOM 4: 8' 0" x 7' 5" (2.44m x 2.27m) With casement window to front and door to useful recess storage space. This room offers excellent potential as a first-floor office/study, if so required.

FAMILY BATHROOM: 7' 3" x 5' 6" (2.22m x 1.67m) Fitted with ceramic WC, wash hand basin within a fitted base unit and fully tiled, separately screened shower with shower attachment. Wall mounted heated towel radiator and obscured glass window to rear.

Outside

The property is tucked away on Campion Way, approached via a shared access road with a double width driveway providing shingled private parking for two vehicles. Direct access is provided to the:

DOUBLE GARAGE: With up and over doors to front.

The gardens are well-screened with an established fence and hedge line border, range of dense border planting and gated access from the rear terrace to the parking area. A further area of garden is neatly positioned behind the garage.

TENURE: Freehold

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

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

WHAT3WORDS: ///financial.collected.irony

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

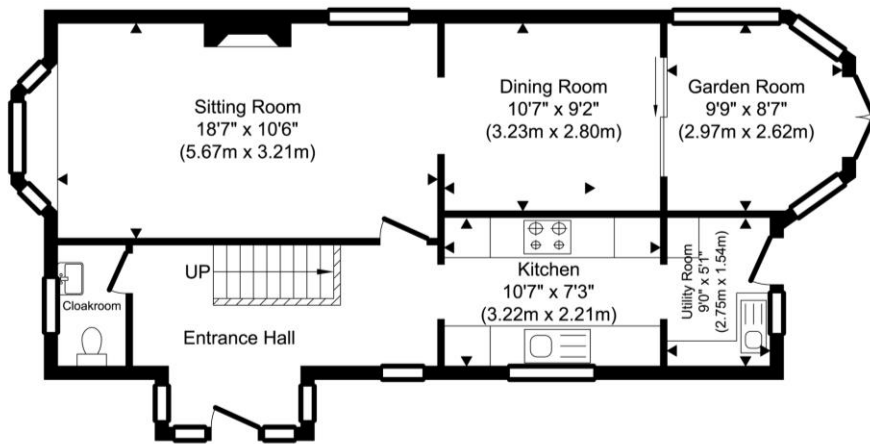
BROADBAND: Up to 80 Mbps (Source Ofcom).

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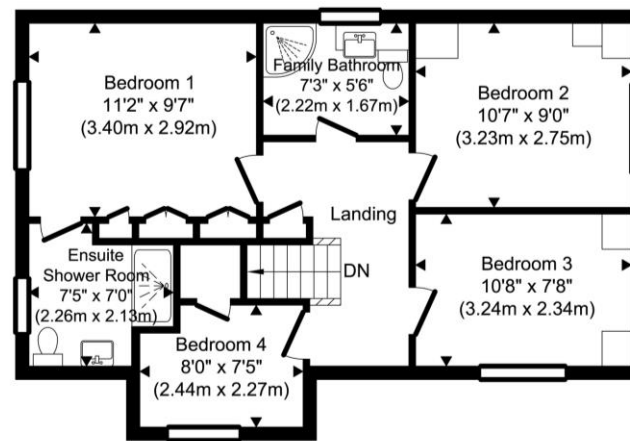
MOBILE COVERAGE: EE, O2 & Vodafone (Source Ofcom).

VIEWING: Strictly by prior appointment only through DAVID BURR.

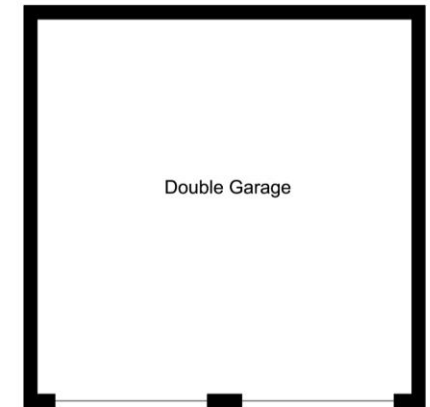
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Ground Floor
Approximate Floor Area
642.82 sq. ft.
(59.72 sq. m)



First Floor
Approximate Floor Area
520.43 sq. ft.
(48.35 sq. m)



Double Garage
Approximate Floor Area
337.55 sq. ft.
(31.36 sq. m)

TOTAL APPROX. FLOOR AREA 1500.81 SQ.FT. (139.43 SQ.M.)
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