



49 High Road
Leavenheath, Suffolk

**DAVID
BURR**



49 High Road, Leavenheath, Colchester, Suffolk, CO6 4NZ

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 are 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 significant three bedroom (one en-suite) detached bungalow enjoying a corner plot position situated on the corner of High Road and Edies Lane, centrally positioned within the well-regarded Suffolk village of Leavenheath. A substantial bungalow arranged via three distinctive ground floor reception spaces with a substantial entrance hall, a shaker style fitted kitchen and south facing rear aspect with south facing aspect across the private, well screened gardens. The accommodation is further enhanced by a separate utility room and en-suite shower room facilities to the guest bedroom. Further benefits to the property include a detached double garage and multiple parking areas with access via both High Road and Edies Lane.

A three-bedroom (one en-suite) detached bungalow offering an accommodation schedule arranged via three distinctive reception spaces, enjoying a corner plot position with further benefits including a detached double garage, south facing garden and two separate parking areas.

UPVC clad security door with obscured glazed panel opening to:

ENTRANCE PORCH: (1.34m x 1.19m) With terracotta tiled flooring and glass panelling to side. Full height obscured glass panelled door opening to:

ENTRANCE HALL: (5.86 x 1.25m (3.00m x 1.51m)) An impressively proportioned entrance hall with hatch to loft, double doors to linen store housing water cylinder and useful fitted shelving and further door to cloaks storage with attached hanging rail and further storage space above.

SITTING/DINING ROOM: (7.39m x 3.64m (narrowing to 2.70m)) Afforded a dual aspect with casement window range to front and panelled glazing to side. The focal point of the room is a central fireplace with tiled hearth and wooden surround. Opening to a dining area which is afforded a

dual aspect with casement window range to rear and panel glazed sliding door to side.

KITCHEN: (4.50m x 3.01m) Fitted with a matching range of shaker style base and wall units with preparation surfaces over and tiling above. The kitchen is comprised of a Franke stainless-steel single sink unit with mixer tap above, a Zanussi oven with grill above, a five-ring gas hob with extraction above and space for an American style fridge/freezer. The kitchen units comprise of a range of soft close cutlery draws, corner shelving units and a full height, fold out larder store. Recess housing gas fired boiler.

GARDEN ROOM: (6.78m x 3.05m) Set on a brick base and enjoying a glazed surround on two sides set beneath a sloping pitched roof line. With tiled flooring throughout and a half height panel glazed door opening to rear gardens.

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UTILITY ROOM: (3.01m x 1.26m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap above and casement window range to rear affording aspect across the gardens. Space and plumbing for washing machine and dryer.

BEDROOM 1: (3.34m x 3.02m) With casement window to side and door to:

EN-SUITE SHOWER ROOM: (3.00m x 1.61m) Fully tiled and fitted with ceramic WC, wash handbasin and separately screened shower unit. Obscured glass UPVC framed casement window to side.

BEDROOM 2: (4.23m x 3.64m) A substantial bedroom suite with casement window to front and fitted wardrobe units.

BEDROOM 3: (3.93m x 3.03m) Afforded a dual aspect with casement window range to front and panel glazed screen to side. Range of full height fitted wardrobes.

FAMILY BATHROOM: (2.16m x 2.12m) Fully with ceramic WC, wash handbasin and a fully tiled bath with shower attachment over. Obscured glass window to rear.

Outside

The property benefits from multiple vehicular access points via both the High Road and Edies lane. Access from the High Road is to a brick paved driveway with a parking area for approximately three/four vehicles, lawned frontage, a fence line border and expanse of lawn. With various shrubs and trees set to the front border with hedge line to side and gated access to the side gardens which enjoy a westerly aspect with established hedge line border.

The south facing rear gardens are one the property's most striking attributes with a walkway to side and rear, expansive lawn beyond, fence line border to side and hedge line border to rear. Gated access from Edies lane opens to a further parking area with space for an additional three vehicles with direct access to the:

DOUBLE GARAGE: (5.95m x 5.31m) with electric up and over door to front, light and power connected, two windows to rear and personnel door to side.

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: E. A copy of the energy performance certificate is available on request.

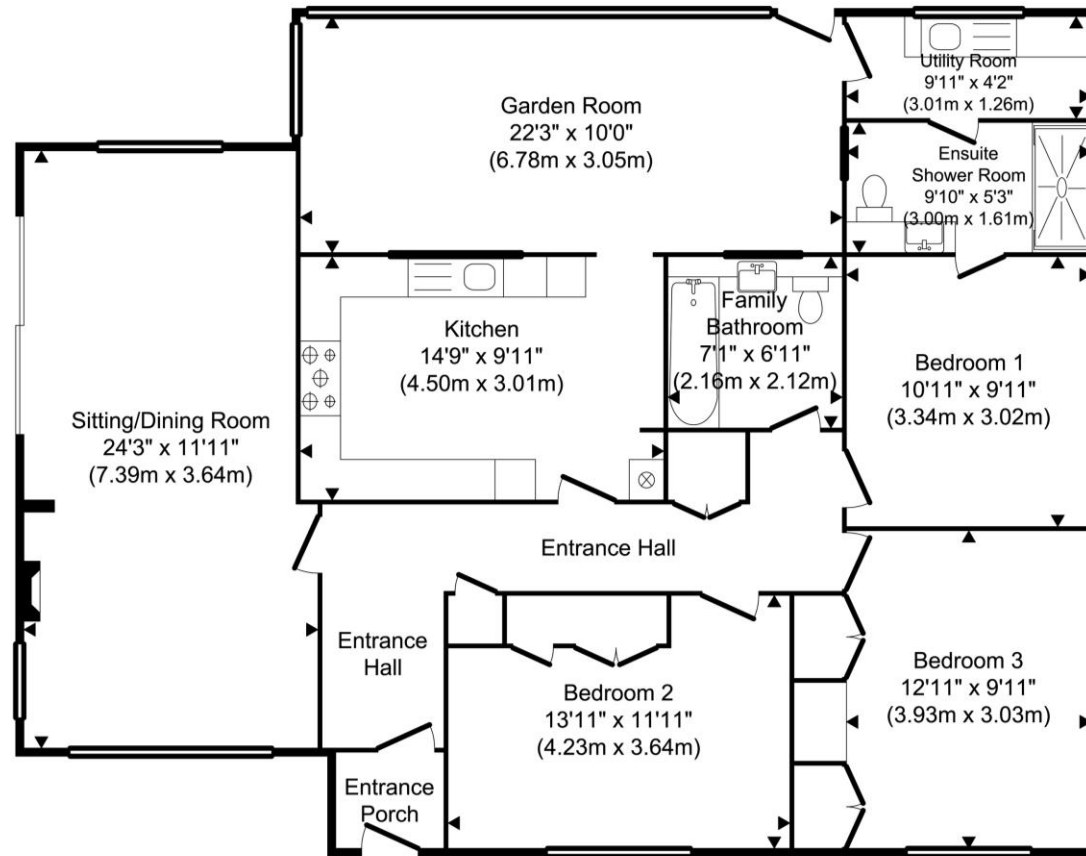
WHAT3WORDS: [///outdone.paces.frog](https://outdone.paces.frog)

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

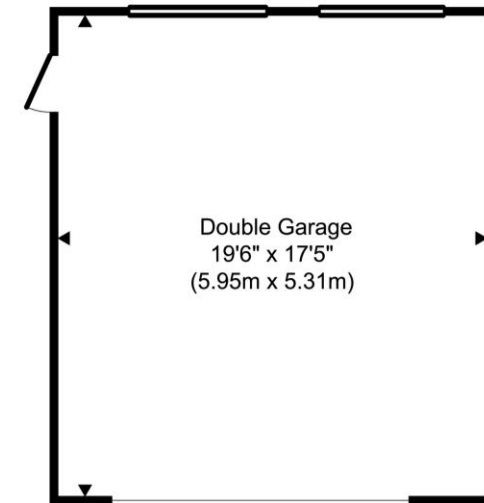
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1350.44 sq. ft.
(125.46 sq. m)



Outbuilding
Approximate Floor Area
340.03 sq. ft.
(31.59 sq. m)

TOTAL APPROX. FLOOR AREA 1690.47 SQ.FT. (157.05 SQ.M.)

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