



**4 Blackthorn Way
Leavenheath, Suffolk**

**DAVID
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4 Blackthorn Way, Leavenheath, Colchester, Suffolk, CO6 4UR

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.

An extended, two bedroom (one en-suite) detached bungalow enjoying an attractive position, tucked away in a quiet cul-de-sac location within the highly regarded Suffolk parish of Leavenheath. A creatively extended, high specification and well-maintained opportunity of impressive proportions arranged via two ground floor reception spaces with a particularly distinctive vaulted, triple aspect sitting room. Having benefitted from recent improvement in the form of a gloss fronted fitted kitchen, two double bedrooms with fitted wardrobes and complimenting en-suite facilities and an attractive aspect across private, well screened gardens. Further benefits to the property include a detached double garage, ample private parking and unoverlooked gardens to side and rear with established border planting.

A high specification, well maintained two bedroom (one en-suite) extended bungalow located on a small, well-planned development. Further benefits to the property include a detached double garage, ample private parking and well screened gardens to side and rear.

Panel-glazed UPVC clad security door opening to:

ENTRANCE HALL: (5.39m x 1.60m) With obscured panel glazing to front, door to cloak storage with attached hanging rail, further door to store with useful fitted shelving and door to linen store with water cylinder and useful fitted shelving.

STUDY: (3.00m x 2.66m) An adaptable room set immediately off the entrance hall and sitting room with panel glazed bi-folding timber framed doors opening to:

SITTING ROOM: (6.14m x 4.20m (narrowing to 3.19)) Afforded a triple aspect and set beneath a vaulted roof line with casement window range to side and rear in addition to panel glazed double doors opening to the rear gardens. Opening to:

KITCHEN: (4.97m (narrowing to 3.20m x 2.94m)) Fitted with an extensive range of base and wall units with preparation surfaces over and upstands above. Single sink unit with vegetable drainer to side, mixer tap over and casement window range to side. The kitchen is fitted with a range of integrated appliances including a Siemens double oven, four-ring induction hob, Neff microwave and a Bosch dishwasher. Further integrated appliances include a full height fridge/freezer, integrated waste and recycling units and space for a washing machine/dryer. The kitchen units comprise of a range of soft close cutlery drawers, fold out concertina corner units, base level shelving, wall unit and under oven deep fill pan drawers. Tiled flooring throughout and useful fitted storage recess with downlighting.

DINING ROOM: (4.99m x 3.72m (narrowing to 3.07)) A substantial dining room set across the front elevation with bay window to front.

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BEDROOM 1: (4.03m x 2.99m) With casement window range to rear, range of fitted wardrobes and door to:

EN-SUITE SHOWER ROOM: (2.22m x 1.00m) Fully tiled and fitted with Villeroy and Boch wall hung WC, wash handbasin within a floating unit and a fully tiled separately screened shower unit with shower unit. Wall mounted heated towel radiator and obscured glass window to rear.

BEDROOM 2: (3.72m (into bay) x 3.01m) With a range of fitted wardrobes and bay window to front.

SHOWER ROOM: (2.42m x 1.96m) Fully tiled and fitted with Villeroy and Boch wall hung WC, wash handbasin within a floating fitted unit and a fully tiled, separately screened shower unit. Obscured glass casement window to front.

Outside

The property enjoys a private position on the highly regarded Blackthorn Way, approached via a brick paved approach road with allocated private parking for two vehicles. Direct access is provided to the:

DOUBLE GARAGE: (5.00m x 4.98m) With electric up and over door, light and power connected, personnel door to side and ample loft storage space.

The well-maintained gardens are arranged via an expanse of lawn to the front, with landscaping to the side and rear incorporating a significant terrace with expanse of lawn to the side, strategically placed planting, border planting and a hedge line border to rear. Enjoying a private, unoverlooked position set to the rear of the development with a timber framed external store tucked away behind the garage. The gardens further benefit from gated side access to the parking area.

TENURE: Freehold

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

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

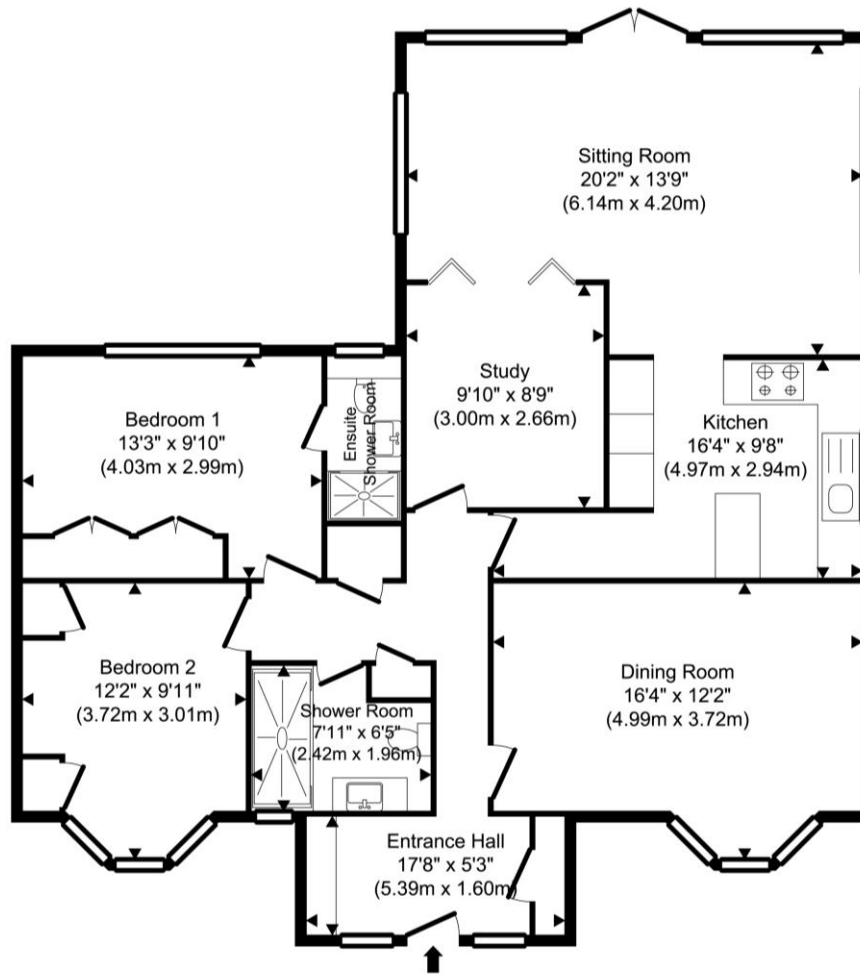
WHAT3WORDS: ///soured.ambushes.blogs

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

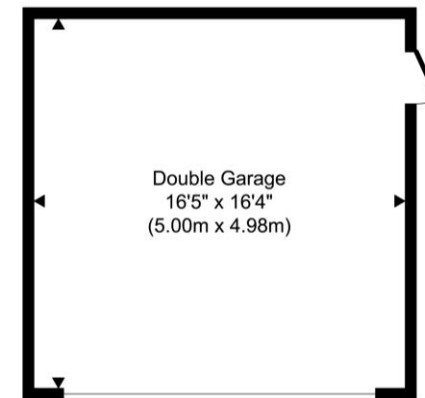
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
1106.63 sq. ft.
(102.81 sq. m)



Outbuilding
Approximate Floor Area
268.02 sq. ft.
(24.90 sq. m)

TOTAL APPROX. FLOOR AREA 1374.65 SQ.FT. (127.71 SQ.M.)

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