



**11 Sweet Briar Close
Leavenheath, Suffolk**

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11 Sweet Briar Close, Leavenheath, Colchester, Suffolk, CO6 4NP

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 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 three bedroom (one en-suite) detached bungalow set well back from the road, located on Sweet Briar Close, forming part of a small, well-planned development located within the well-regarded Suffolk parish of Leavenheath. Offering well presented, recently upgraded accommodation over a single story with notable features including UPVC framed double glazed windows, a granite topped, gloss fronted kitchen and recently installed bathroom and en-suite shower room facilities. Enjoying one of the largest plots on the development, the property further benefits from private parking, ten photovoltaic solar panels and five-kilowatt battery storage.

A three bedroom (one en-suite) detached bungalow benefitting from a recently fitted kitchen, bathroom and en-suite upgrades located within the Suffolk village of Leavenheath. Further benefits to the property include garaging, ample private parking, photovoltaic solar panels, and five-kilowatt battery storage.

UPVC clad security door with frosted glass panelling opening to:

ENTRANCE HALL: With hatch to loft and door to linen store housing pressurised water cylinder with useful fitted shelving. Door to store housing gas fired boiler.

SITTING ROOM: (6.28m x 3.63m) Afforded a dual aspect with bay window to front, sliding door to rear and central fireplace with hearth, stone surround and mantle over.

DINING ROOM/BEDROOM 3: (4.13m x 2.69m) A versatile room afforded a dual aspect with casement window to side and bay window to front.

KITCHEN/ BREAKFAST ROOM: (3.78m x 2.80m) Fitted with a matching range of gloss fronted base and wall units with granite

preparation surfaces over and upstands above. Stainless steel single sink unit with vegetable drainer to side, mixer tap above, casement window to rear and integrated appliances including a Stoves oven with four ring hob over and extraction above. Space for a dishwasher, space and plumbing for a washing machine and tumble dryer. Tiled flooring throughout and half height panelled glazed door opening outside, providing an attractive aspect across the west facing gardens.

BEDROOM 1: (4.79m x 3.34m) With bay window to rear with range of fitted wardrobe units and affording an attractive aspect across the west facing rear gardens.

EN-SUITE SHOWER ROOM: (1.75m x 1.60m) Fully tiled and fitted with ceramic WC, wash hand basin within a gloss fronted base unit and fully tiled, separately screened shower with mounted shower attachment. LED spotlights and frosted glass casement window to side.

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BEDROOM 2: (3.50m x 3.00m) With bay window to front and range of mirrored fronted fitted wardrobes.

FAMILY BATHROOM: (2.30m x 1.75m) Fully tiled and fitted with ceramic WC, wash hand basin and set within a gloss fronted base unit. Bath with shower attachment over. Wall mounted heated towel radiator and frosted glass window to side. A range of LED spotlights.

Outside

The property is located on a small, well-planned development, yet enjoys one of the largest plots with an area of lawn set to the front of the property, brick paved driveway providing parking for approximately five vehicles and direct access to the:

GARAGE: (4.50m x 2.75m) With electric roller door to front, light and power connected and housing 5 kilowatt battery storage. Half height panelled glazed personnel door to rear.

The west facing gardens are one of the properties most striking attributes with gated side access opening to a rear terrace with a single expanse of lawn beyond, flourishing border planting and a centrally positioned mature tree. Enjoying a private, tucked away aspect, ideally placed to enjoy the west facing sun.

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

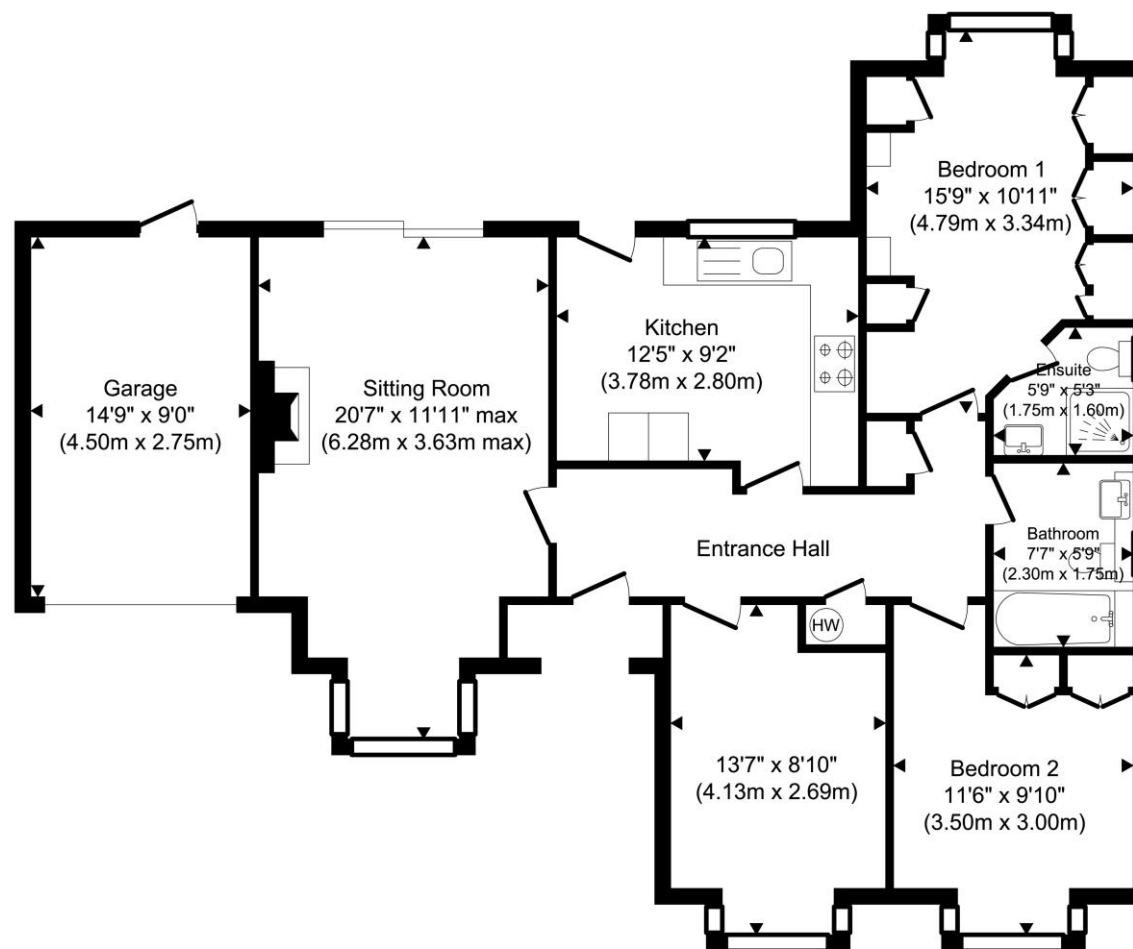
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

VIEWING: Strictly by prior appointment only through DAVID BURR. We value the safety of our clients and employees, please take a moment to review our health and safety guidelines for appointments and visiting offices <https://davidburr.co.uk/appointments-guidelines/>

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TOTAL APPROX. FLOOR AREA 1047.00 SQ.FT. (97.27 SQ.M.)

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