



24 Sweet Briar Close
Leavenheath, Suffolk

**DAVID
BURR**

24 Sweet Briar Close, Leavenheath, 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, two public houses 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 town of Colchester with its main line rail link to London's Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.

A discretely situated three bedroom (one en-suite) detached bungalow occupying an attractive setting a on small, well-planned development located within the much sought after Suffolk village of Leavenheath. Offering exceptionally presented accommodation throughout the property has been considerably improved by the current owners during their tenure and offers features including bay windows, fireplace with a woodburning stove, slate hearth and a fireproof beam over and french patio doors. Further benefits to the property include a detached garage, ample off-street parking and established, well screened rear gardens.

An exceptionally well presented three bedroom (one en-suite) detached bungalow benefitting from garaging, off street parking and established gardens.

Panel glazed UPVC door opening to:

ENTRANCE HALL: With Karndean flooring throughout, hatch to loft and door to linen cupboard housing MegaFlow system and useful shelving above. Further door to boiler room housing gas fired boiler.

SITTING ROOM: 5.40m x 3.73m (17' 8" x 12' 2") Enjoying a dual aspect with window to side and french patio doors to rear opening to terrace and gardens beyond. Central fireplace with inset wood burning stove, slate hearth and fireproof beam over. Karndean flooring.

BEDROOM 3/ DINING ROOM: 4.22m x 2.69m (13' 10" x 8' 9") A versatile room with bay window to front, could be utilised as a bedroom or a dining room.

KITCHEN/BREAKFAST ROOM: 3.42m x 3.62m (11' 2" x 11' 10") Fitted with a matching range of wooden fronted base and wall units with worktops over and splashback tiles above, peninsula unit. Stainless steel single sink unit with mixer tap above and windows to rear overlooking gardens. Fitted appliances include a Neff oven with four ring gas hob over and extractor hood above, space and plumbing for fridge, freezer, dishwasher and washing machine. Tiled flooring throughout and LED spotlights in the ceiling.

MASTER BEDROOM: 4.38m (into bay) x 3.45m (14' 4" x 11' 3") With bay window to rear overlooking the gardens and range of fitted wardrobe units. Door to:

EN-SUITE SHOWER ROOM: Fully tiled and fitted with WC, wash hand basin within a base level unit and fully tiled separately screened shower unit with chrome attachment over and halogen spotlights. Clouded glazed window to side and wall mounted heated towel rail.

BEDROOM 2: 3.88m (into bay) x 3.46m (12' 8" x 11' 4") With bay window to front.

FAMILY BATHROOM: Fully tiled and fitted with ceramic WC, wash hand basin within a base level unit, fully tiled bath with separately screened shower and chrome attachment, wall mounted heated towel rail and clouded glazed window to front.

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Outside

The property is located on a private road accessed directly from Sweet Briar Close which offers direct access to three other bungalows. With an attractive part brick and part rendered front elevation the property offers a central stone area of paving providing an impressive approach, with a paved driveway for off street parking and direct access to:

GARAGE: 5.18m x 2.52m (16' 11" x 8' 3") With up and over door to front, light and power connected and personnel door to side.

The rear gardens are one of the properties most prominent features, the substantial terrace provides an ideal entertaining area. There is a shaped lawn with an array of border plants and trees and shrubs and further garden store/workshop to rear. The garden is enclosed by timber fencing.

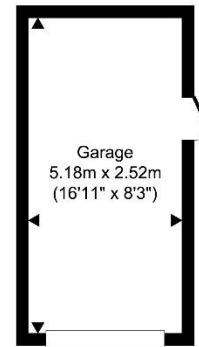
SERVICES: Mains water, drainage and electricity are connected. Gas fired heating to radiators. **NOTE:** None of these services have been tested by the agent.

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

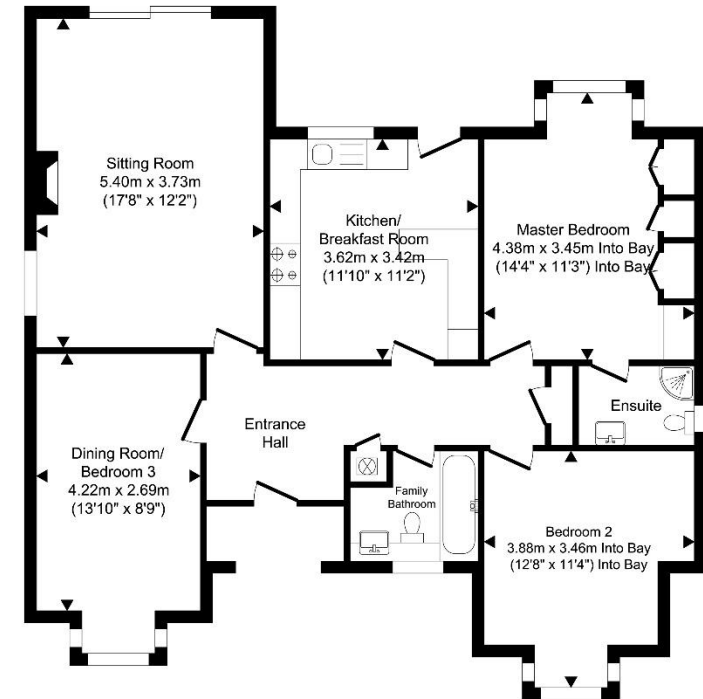
LOCAL AUTHORITY: Babergh District Council, Corks Lane, Hadleigh, Ipswich, Suffolk, IP7 6SJ (0300 1234000)

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.



Garage
Approximate Floor Area
140.46 sq. ft.
(13.05 sq. m)



Ground Floor
Approximate Floor Area
979.83 sq. ft.
(91.03 sq. m)

TOTAL APPROX. FLOOR AREA 104.08 SQ.M. (1120.30 SQ.FT.)
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