



**Bramble Way, Leavenheath, Colchester CO6 4UN**



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**Bramble Way, Leavenheath, Colchester**

An executive spacious and versatile detached family home set in this much requested village. This stunning Lifestyle property boasts four bedrooms with en-suite to master and is enhanced with ample parking, double garage, conservatory and private garden with hot tub/BBQ area and home office/studio.



### Entrance Hall

Double glazed door to front aspect and double glazed window to side aspect, stairs to first floor with storage under and radiator.

### Cloakroom

Suite comprising low level WC and wash hand basin. Radiator, extractor fan.

### Dining Room

11' 8" x 11' 2" ( 3.56m x 3.40m )

Double glazed bay window to front aspect. Radiator.

### Lounge

17' x 10' ( 5.18m x 3.05m )

Double glazed patio doors leading to conservatory. Two radiators, feature fireplace/woodburning stove.

### Kitchen

10' 10" x 10' ( 3.30m x 3.05m )

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over rolled edge work surfaces incorporating inset sink and drainer, integrated oven, hob and extractor hood over. Space for appliances. Radiator.

### Utility Room

9' 9" x 4' 10" ( 2.97m x 1.47m )

Double glazed door leading to garden. Radiator, door leading to garage, (which has separate loft access and plumbing for washing machine and tumble dryer). Fitted with a range of wall and base units with rolled edge work surfaces incorporating inset sink and drainer.

### Conservatory

12' 2" x 10' ( 3.71m x 3.05m )

Double glazed windows to three aspects. Double glazed patio doors leading to garden. Radiator.

### Landing

Access to loft space, airing cupboard.

### Bedroom One

11' 7" x 11' 3" ( 3.53m x 3.43m )

Double glazed window to front aspect. Radiator, fitted wardrobes.

### Ensuite

Opaque double glazed window to front aspect, radiator, shower cubicle, vanity wash hand basin with units under, extractor fan, low level WC.

### Bedroom Two

11' 4" x 9' 8" ( 3.45m x 2.95m )

Double glazed window to rear aspect. Radiator.

### Bedroom Three

11' 3" x 9' 8" ( 3.43m x 2.95m )

Double glazed box bay window to front aspect. Radiator, vanity wash hand basin with units under.

### Bedroom Four

8' 9" x 7' 8" ( 2.67m x 2.34m )

Double glazed window to rear aspect. Fitted mirror sliding door wardrobes. Radiator.

### Bathroom

Opaque double glazed window to rear aspect. Radiator, enclosed panelled bath with shower over, low level WC, vanity wash hand basin with units under, extractor fan.

### Parking

Gravel driveway providing ample parking for at least five vehicles, leading to a double garage.

### Rear Garden

The Garden is a particularly beautiful aspect of the property. It has a gated side access, leading to a paved seating area with pergola, with a paved and gravel path leading to the Hot Tub not included in the sale) plus a small area for changing/towels etc. There is a further path leading to raised decked seating area incorporating inset lighting, which in turn leads to the home office/studio. The garden has a lovely lawn area, flower beds to borders, a shed to remain, and a cherry tree.

### Home Office / Studio

16' 4" x 8' 2" ( 4.98m x 2.49m )

Insulated with double glazed French doors to seating terrace, two double glazed windows, power and light and internet connection. Carpet flooring.



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## **Bramble Way, Leavenheath, Colchester**

- Guide Price £490,000 to £500,000
- Four bedrooms with en-suite to master
- Dining Room and Separate Exterior Home Office/Studio
- Conservatory and separate lounge
- Ample parking and double garage

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

**£490,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
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