



Bramble Way, Leavenheath, Colchester CO6 4UN



welcome to

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.



view this property online williamhbrown.co.uk/Property/SUD110772



welcome to

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



view this property online williamhbrown.co.uk/Property/SUD110772

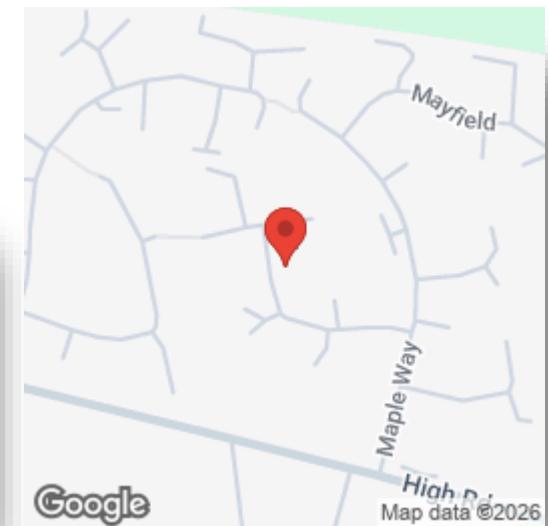


Property Ref:

SUD110772 - 0009

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk