



Wrights Way, Leavenheath, Colchester CO6 4NR

welcome to

Wrights Way, Leavenheath, Colchester

NO ONWARD CHAIN Set within the popular village of Leavenheath is this two bedroom end of terrace home, offering spacious living accommodation and further enhanced with a private garden, off road parking and a detached garage.



Entrance Porch

Double glazed front door. Radiator. Door leading to:-

Lounge / Diner

27' max x 13' 1" max (8.23m max x 3.99m max)
L-shaped room. Triple glazed bay window to front aspect. Double glazed window and door to rear aspect. Stairs rising to first floor. Two radiators.

Kitchen

9' 10" x 5' 7" (3.00m x 1.70m)
Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Radiator.

Landing

Triple glazed window to side aspect. Airing cupboard, storage cupboard. Access to loft.

Bedroom One

13' 1" x 10' 6" max (3.99m x 3.20m max)
Two triple glazed windows to front aspect. Radiator,

Bedroom Two

9' 11" x 6' 9" (3.02m x 2.06m)
Triple glazed window to rear aspect. Radiator,

Bathroom

Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Extractor fan, heated towel rail.

Front

The driveway leads to the detached garage. Allocated parking space to the front of the property.

Rear

The rear garden commences with a decked seating area, with the remainder predominantly laid to lawn. Side gate access.

Detached Garage

16' 11" x 8' 2" (5.16m x 2.49m)
Pitched roof. Up and over door. Power and light connected.



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Wrights Way, Leavenheath, Colchester

- No onward chain
- Two bedrooms
- End of terrace home
- Private rear garden
- Detached garage

Tenure: Freehold EPC Rating: C
Council Tax Band: B

offers in excess of

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110789 - 0002

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