



Mayfield, Leavenheath, Colchester, CO6 4US

welcome to

Mayfield, Leavenheath, Colchester

NO ONWARD CHAIN Set in a quiet position overlooking fields is this impressive three bedroom detached bungalow, offering spacious living accommodation and further enhanced with ample off road parking and a double garage.



Entrance Hall

Door to front aspect. Storage cupboard and boiler cupboard. Radiator.

Lounge

19' 6" into bay x 10' 5" (5.94m into bay x 3.17m)
Double glazed bay window to front aspect and double glazed patio doors to rear aspect. Two radiators.

Kitchen

15' 8" x 9' 2" (4.78m x 2.79m)
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 with mixer tap. Integral double oven and inset gas hob with hood over. Space for appliances. Radiator.

Lean To Conservatory

10' 6" x 7' 3" (3.20m x 2.21m)
Double glazed windows to three aspects.

Bedroom One

11' 5" x 10' (3.48m x 3.05m)
Double glazed window to rear aspect. Fitted wardrobes, radiator.

Ensuite

Double glazed window to side aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail.

Bedroom Two

14' 9" max x 9' 11" (4.50m max x 3.02m)
Double glazed bay window to front aspect. Radiator.

Bedroom Three

14' 4" max x 9' (4.37m max x 2.74m)
Double glazed bay window to front aspect. Radiator.

Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath with mixer tap and shower over. Radiator.

Front Garden

A large gravelled driveway leads to the double garage with the remainder being predominantly laid to lawn.

Rear Garden

The rear garden commences with a patio seating area, with the remainder being predominantly laid to lawn with mature shrubs and beds. Outside power point and tap. Side gate. Door leading to garage.

Double Garage

19' x 16' 5" (5.79m x 5.00m)
Two up and over doors. Power and light connected.



view this property online williamhbrown.co.uk/Property/SUD110793

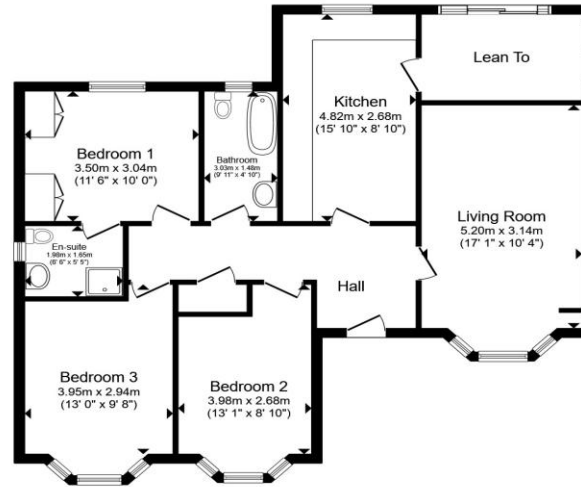


welcome to

Mayfield, Leavenheath, Colchester

- No onward chain
- Three bedrooms
- En-suite to master
- Detached bungalow
- Private rear garden

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



£475,000

Total floor area 91.6 m² (986 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

william
h brown



view this property online [williamhbrown.co.uk/Property/SUD110793](https://www.williamhbrown.co.uk/Property/SUD110793)

Please note the marker reflects the
postcode not the actual property



Property Ref:
SUD110793 - 0004

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.



william h brown



01787 379372



Sudbury@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)