



Hizzy

5 Edies Lane, Leavenheath, Essex, CO6 4PA

Guide £500,000 - £525,000

About the property

Occupying a generous plot along a lovely leafy lane in sought-after Leavenheath, this substantial bungalow has been reconfigured and extended to provide approximately 1,912 sq ft of versatile family accommodation.

The entrance hall leads into a stylish kitchen with oak cupboards, butcher's-block work surfaces, a range-style cooker and central island. This flows naturally into an impressive, light-filled dining/lounge area, creating a superb space for family life and entertaining.

There is also a generous living room with wood-burning stove, a conservatory overlooking the garden and a dedicated office with internal access to the garage/storage area.

The principal bedroom forms an impressive suite with a large dressing room, garden access and en-suite shower room. A second double bedroom has its own adjoining lounge area, ideal for a teenager or guests. A versatile third room is currently used as a bedroom and has internal glazing overlooking the office. A separate stylish shower room completes the accommodation.

Outside

The property is approached through a five-bar gate onto an extensive gravelled driveway, providing parking for approximately four to six vehicles and access to the garage, which is partitioned behind the garage door and currently used for storage.

The secluded rear garden extends to approximately 130 feet and forms part of an overall plot measuring in excess of 200 feet. Mature trees, established planting and hedging create an excellent degree of privacy. A large decked terrace is ideal for outdoor entertaining and incorporates a timber garden cabin currently used as a bar. A further summerhouse is positioned within the garden.

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Underfloor heating to kitchen, dining/lounge and en suite. Band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. Broadband download and upload speed available up to 1000 mbps) (Source Ofcom). Mobile coverage, EE, O2 and Three have good outdoor coverage, Vodafone has variable outdoor coverage (Source Ofcom). Please note: There is a tree preservation order on a tree in the garden.





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ESTATE AGENTS

- Substantial bungalow of approximately 1,912 sq ft
- Sought-after village setting along a lovely leafy lane
- Thoughtfully reconfigured and extended family home

- Three bedrooms including two impressive bedroom suites
- Principal suite with large dressing room and en-suite
- Second bedroom with its own private lounge area

- Stylish oak kitchen adjoining an impressive dining/lounge
- Parking for approximately four to six vehicles
- Secluded 130 ft rear garden – overall plot in excess of 200 ft





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Total area: approx. 177.6 sq. metres (1911.7 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale.
Plan produced using PlanUp.