

oakheart



£270,000

Offers Over  
Rowans Way, Leavenheath

A beautifully presented two-bedroom home located in the heart of the popular village of Leavenheath.

This attractive property is ideal for first-time buyers, downsizers or anyone seeking a stylish, low-maintenance home in a desirable village setting. Finished to a high standard throughout, the home offers stunning décor, a well-balanced layout and flexible living space perfectly suited to modern lifestyles.

The welcoming entrance hall leads to a bright and comfortable front-facing lounge, while to the rear is a pleasant kitchen/dining area with patio doors opening onto the garden, creating an excellent space for both everyday living

and entertaining. The modern fitted kitchen is well-appointed with contemporary units and integrated appliances, making excellent use of the available space.

Upstairs, there are two well-proportioned bedrooms, both tastefully decorated, with the master bedroom benefiting from built-in wardrobes, along with a stylish and modern shower room, offering both practicality and comfort.

A particular highlight of the property is the garage, where the rear section has been cleverly converted into a home office, ideal for home working, hobbies or

additional storage, while still retaining useful garage space.

Outside, the property benefits from off-road parking and a pleasant rear garden with views over the neighbouring cricket ground, providing a peaceful and open outlook.

Situated in the ever-popular village of Leavenheath, the property enjoys a strong sense of community, attractive countryside surroundings and convenient access to nearby towns and amenities, making it an excellent choice for a wide range of buyers.



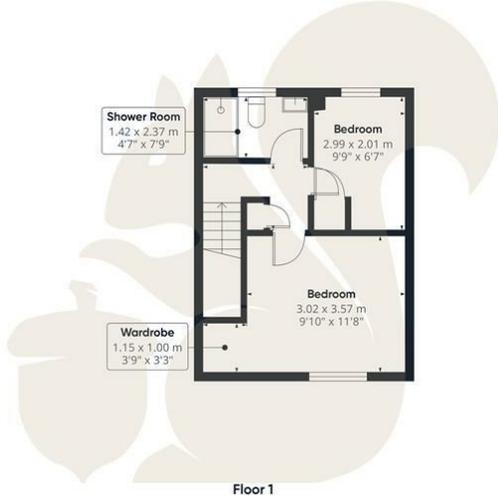








Ground Floor



Floor 1



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Approximate total area<sup>(1)</sup>  
64.3 m<sup>2</sup>  
692 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:  
Babergh

Tenure:  
Freehold

Council Tax Band:  
C

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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