



**Hizzy**  
ESTATE AGENTS

22

## 22 Rowans Way, Leavenheath, CO6 4UU

£270,000

### About the property

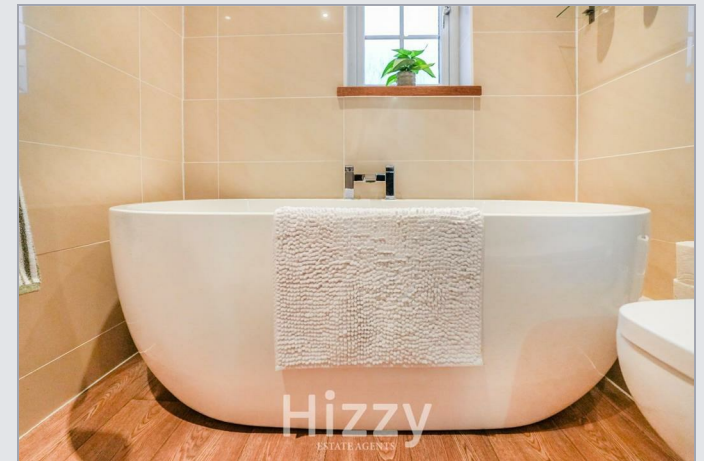
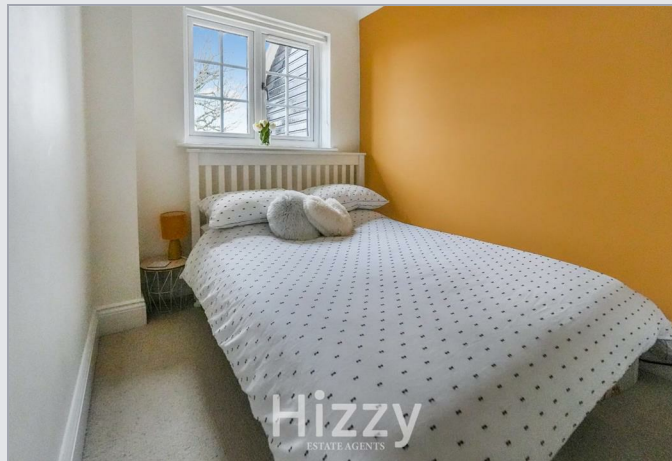
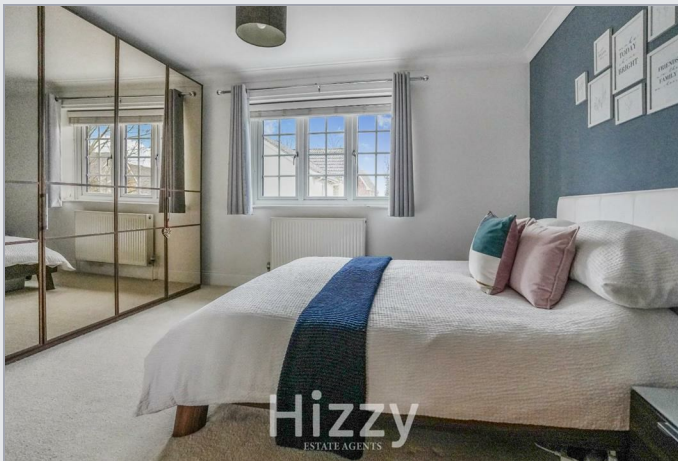
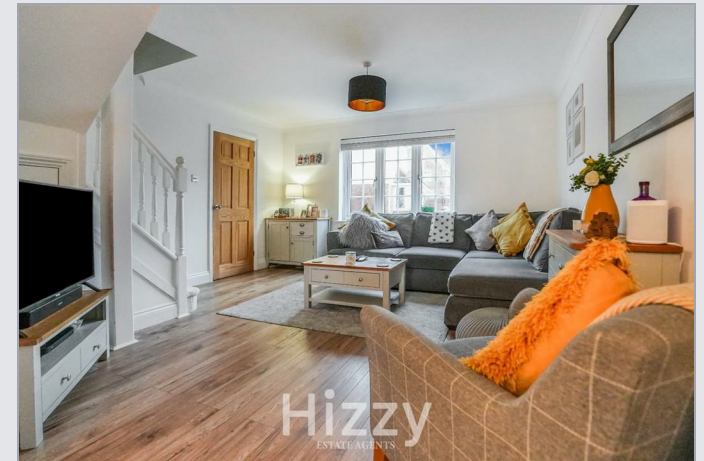
This property combines modern living with a warm and inviting atmosphere, making it a must-see for those seeking a new home in a lovely community. As you enter, you are welcomed by a small hall that provides a practical space for removing shoes and hanging coats before stepping into the generous living room. This living room has smart wood-style flooring and offers a staircase leading to the first floor. The heart of the home is undoubtedly the stunning kitchen/diner, which showcases a feature exposed brick wall and bi-folding doors that open seamlessly into the garden. The kitchen is equipped with modern conveniences, including a built-in oven, gas hob, dishwasher, and fridge/freezer, complemented by quality worktops that enhance its appeal. Upstairs, you will find two bedrooms, one positioned at the front and the other at the rear. The bathroom continues the stylish theme of the home, featuring a smart suite with a free-standing bath and a separate shower cubicle.

### Outside

Outside, the enclosed rear garden is fenced on all sides, featuring a timber decking patio perfect for al fresco dining, with the remainder laid to shingle for easy maintenance. The property also benefits from rear access, adding to its convenience. Additionally, there is a garage en bloc, along with a parking space in front.

### Useful info

All mains services are connected with the heating being gas fired via radiators and combi boiler (not tested by the agents). Band "B" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is ///shiny.costly.done. Broadband download and upload speed available up to 1000 mbps) (Source Ofcom). Mobile coverage, EE, Vodafone, O2 and Three all have good outdoor connection and you may be able to get limited indoor coverage. (Source Ofcom).





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- Stylish, contemporary home re-styled throughout
- Exposed brick feature wall and bi-fold doors
- Smartly presented bathroom suite

- Ideal for first-time buyers or downsizers
- Entrance porch and generous living room
- Garage en bloc plus space

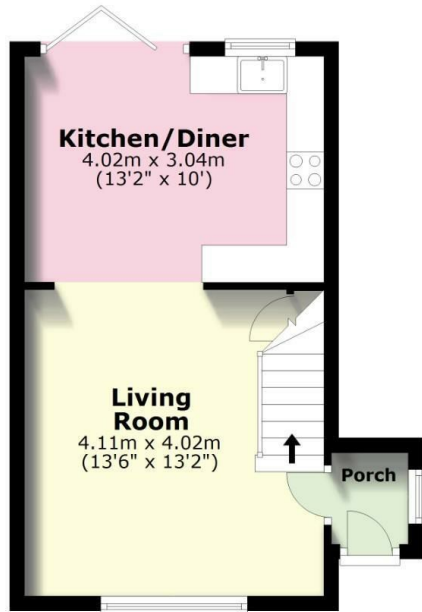
- Impressive kitchen/diner with built in appliances
- Two first-floor bedrooms
- Enclosed rear garden with rear access



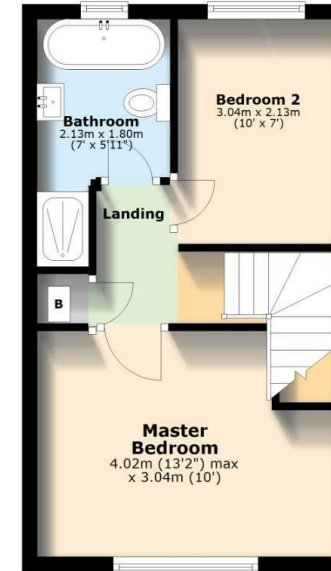


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## Ground Floor



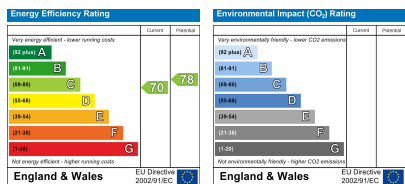
## First Floor



Total area: approx. 58.7 sq. metres (631.3 sq. feet)

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

## EPC



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