



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.



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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

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SUD110793 - 0006

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