



DAVID
BURR

Oaklands
Leavenheath, Suffolk

2 Oaklands, Leavenheath, CO6 4UH

A spacious and extended three-bedroom detached home that has been lovingly occupied by the same family since the 1970s. Offering well-balanced accommodation over two floors, the property presents an excellent opportunity for buyers seeking a comfortable family home with scope to modernise and personalise to suit their own tastes.

The ground floor comprises an entrance porch leading to a cloakroom, a separate dining room, a generous sitting room, and a fitted kitchen with a range of eye and base-level units. To the rear, the property has been enhanced by the addition of a bright and versatile sunroom, providing valuable extra reception space with attractive views over the rear garden. Whether used as a garden room, family room or home office, this flexible space is perfectly suited to modern family living.

The first floor offers three well-proportioned bedrooms, all served by a family bathroom. Outside, the property enjoys established front and rear gardens, while a private driveway provides ample off-road parking and leads to a garage with power and lighting, offering excellent storage or workshop potential.

Situated within a well-established and sought-after residential setting, 2 Oaklands enjoys a convenient location with a range of everyday amenities close at hand. Well-regarded schools, local shops and recreational facilities are all within easy reach, making the property particularly appealing to families. The surrounding area offers a welcoming community atmosphere together with a variety of green spaces and pleasant walking routes.

- **Spacious three-bedroom extended detached family home**
- **Generous and well-proportioned accommodation throughout**
- **Separate sitting room and formal dining room**
- **Bright and versatile sunroom overlooking the rear garden**
- **Fitted kitchen with a range of eye and base-level units**
- **Ground floor cloakroom/WC**
- **Three well-sized first-floor bedrooms**
- **Established front and rear gardens**
- **Private driveway providing ample off-road parking**
- **Garage with power, lighting and excellent storage/workshop potential**
- **Conveniently located close to local amenities, well-regarded schools and recreational facilities**
- **Excellent transport links, making the property ideal for commuters**



The property is also ideally positioned for commuters, benefiting from excellent transport connections to nearby towns and cities via the local road network and public transport links. Combining generous internal accommodation, attractive gardens and a highly convenient location, 2 Oaklands represents an outstanding opportunity to acquire a detached family home with significant potential in a desirable neighbourhood.



TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

EPC RATING: TBC

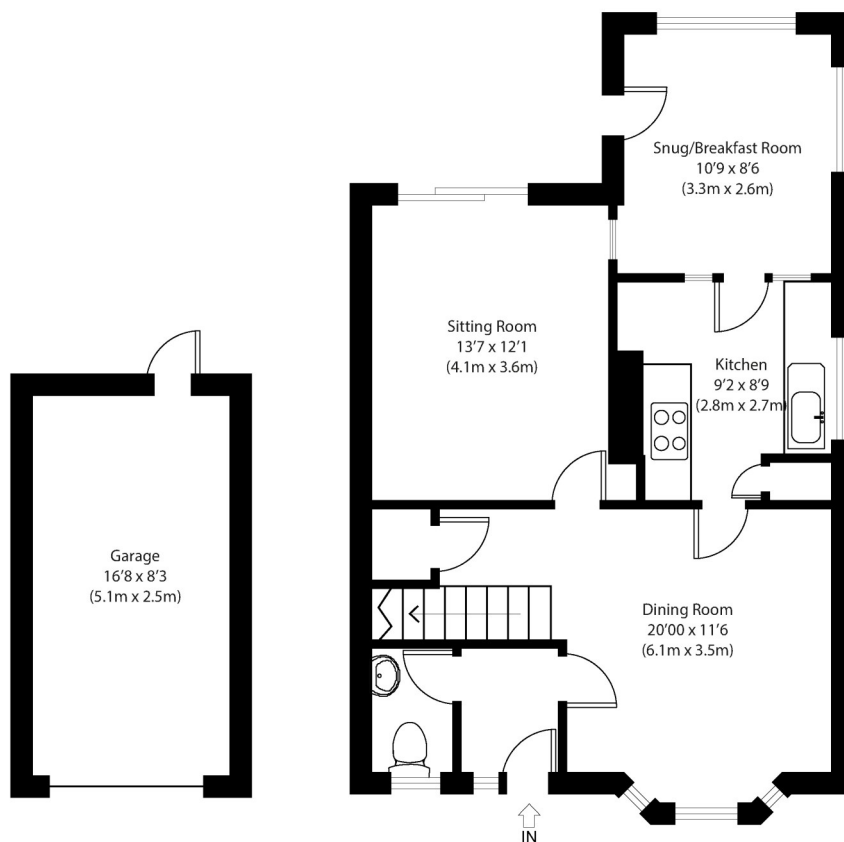
WHAT3WORDS: wardrobe. master.outnumber

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

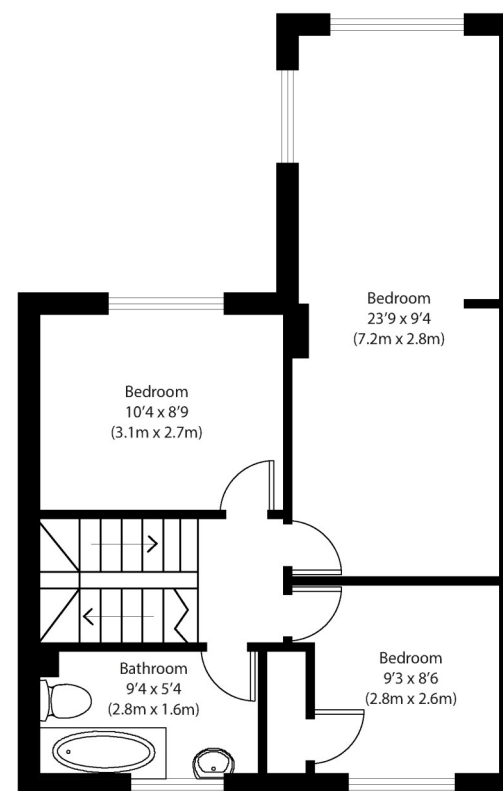
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Ground Floor



First Floor

Approximate Gross Internal Area
Main House 1100 sq ft (102 sq m)
Garage 140 sq ft (13 sq m)
Total 1240 sq ft (115 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.phototahausgroup.co.uk



