



**Harrow Street
Leavenheath, Suffolk**

**DAVID
BURR**



Woodlands, Harrow Street, Leavenheath, CO6 4PW

Substantial four-bedroom detached family home

Generously proportioned dual-aspect sitting room

Spacious kitchen/dining room ideal for family living and entertaining

Versatile utility/workshop

Separate study providing an ideal home-working environment

Principal bedroom with dressing room and en-suite shower room

Three further bedrooms and family bathroom

Double-width driveway providing ample off-street parking

Enclosed and secluded rear garden

Attractive position along a popular and peaceful lane

Occupying an attractive position along a popular and peaceful lane, this substantial four-bedroom detached home offers generously proportioned and highly versatile accommodation, complemented by a private rear garden, ample driveway parking and a useful range of ancillary spaces ideal for home working, hobbies or storage.

The property is approached via a welcoming entrance hall, with doors leading to the principal sitting room and kitchen/dining room. The sitting room is an impressive, well-proportioned reception space, enjoying windows to both the front and rear elevations together with double doors opening directly onto the garden. A central fireplace incorporating a wood-burning stove provides an attractive focal point to the room, while a further internal door creates a convenient link with the kitchen.

The kitchen is fitted with an extensive range of base units and matching wall-mounted cupboards together with twin NEFF electric ovens and induction hob, an integrated dishwasher, and space for a substantial freestanding fridge/freezer. The kitchen opens naturally into a generous dining area, creating an excellent everyday family and entertaining space. Twin Velux windows introduce an abundance of natural light, while double doors open directly onto the rear garden and a further door opens to the boiler and storage room.

A useful built-in utility area with sliding doors and plumbing for washing and dryer complements the kitchen/dining room. Beyond this is a substantial utility/workshop area, converted from the former garage and offering considerable flexibility for storage, hobbies or other uses. This in turn leads into a separate study, with windows to the front elevation and providing an ideal dedicated space for home working or creative pursuits.

The ground-floor accommodation is further complemented by a cloakroom fitted with a close-coupled WC and wash hand basin together with a window to the front elevation.

Stairs rise to a spacious first-floor landing, with a window overlooking the rear garden and access to four bedrooms. The principal bedroom is particularly generous in scale, enjoying a window to the front elevation together with the notable benefits of a separate dressing room and a well-proportioned en-suite shower room.

The second bedroom is also of a generous size, while the third and fourth bedrooms are positioned toward the end of the landing and offer versatility for family accommodation, guest rooms or additional workspace. Completing the first floor is the family bathroom, fitted with a panelled bath with shower over, close-coupled WC and wash hand basin.

Woodlands, Harrow Street, Leavenheath, CO6 4PW

Outside, the property is approached over a double-width driveway providing ample off-street parking. The remainder of the frontage is predominantly laid to lawn and enclosed in part by established laurel hedging, creating an attractive approach.

The rear garden is a particular feature of the property, offering a private and secluded outdoor environment. An extensive patio provides an ideal space for outdoor dining and entertaining, beyond which the garden is principally laid to lawn and enclosed by mature hedging and established shrubbery. The oil storage tank is discreetly positioned within one corner of the garden.

The property enjoys an appealing setting along a popular quiet lane, providing a sense of privacy while remaining well placed for the amenities and facilities of the surrounding area. The peaceful position is ideally suited to purchasers seeking a family home away from busier roads while retaining convenient access to everyday services.

The combination of generous internal accommodation, versatile work-from-home and storage areas, ample parking and a secluded rear garden makes the property particularly well suited to modern family living. Its attractive lane setting further enhances the overall appeal, providing a comfortable balance between privacy, practicality and accessibility.

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

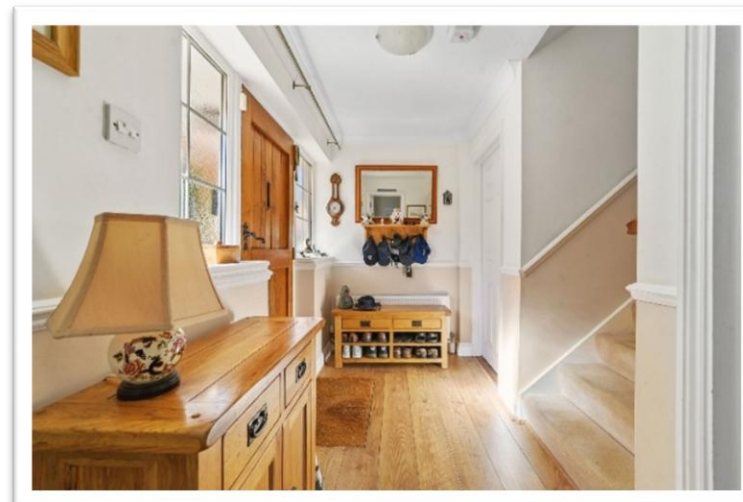
WHAT3WORDS: store.ordering.reduction

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

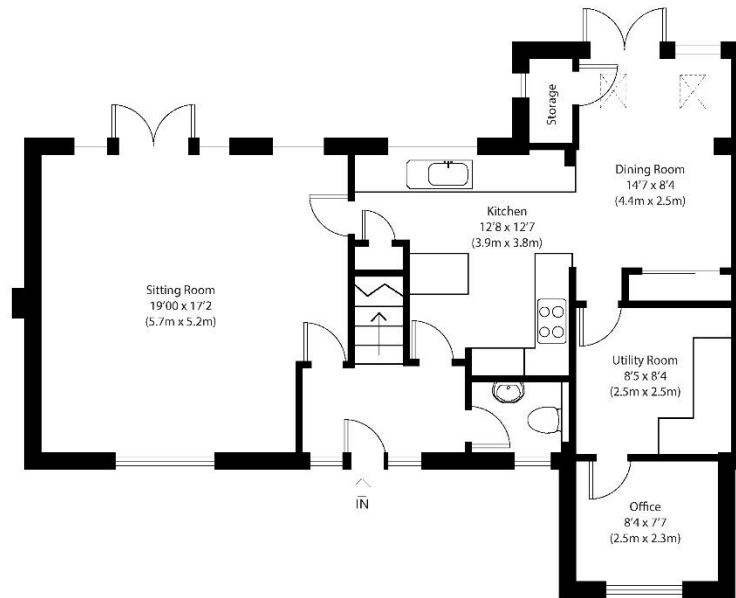
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

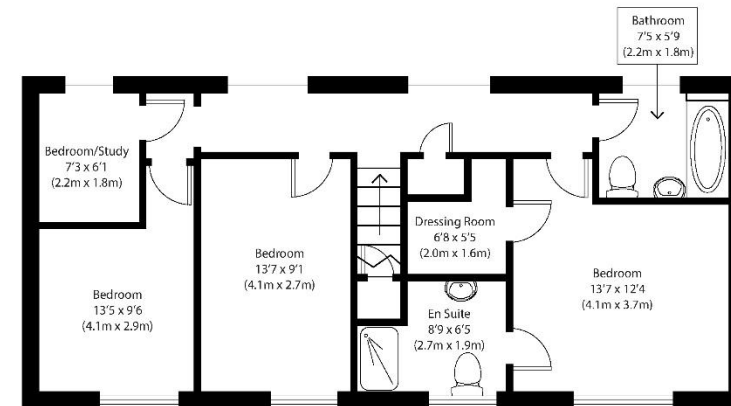
No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



Woodlands, Harrow Street, Leavenheath, CO6 4PW



Ground Floor



First Floor

Approximate Gross Internal Area
1540 sq ft (143 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.photohausgroup.co.uk



