



DAVID
BURR

Bramble Way
Leavenheath, Suffolk

17 Bramble Way, Leavenheath, Suffolk, CO6 4UN

17 Bramble Way is an exceptionally well-presented four-bedroom detached residence, enjoying a tucked-away, set-back position within a small and thoughtfully designed development in the highly regarded Bramble Way. Originally constructed by Reason Homes in the mid-1980s, the property offers well-balanced accommodation arranged over two floors, and has been significantly improved during the current owner's tenure to create a stylish and highly functional family home.

The accommodation is introduced via a welcoming entrance hall, featuring solid oak flooring and a useful under-stair storage recess. Oak internal doors run throughout the principal reception spaces, including the dual-aspect sitting room, which centres around an attractive fireplace with granite hearth and surround. Panel-glazed sliding doors provide direct access to the rear terrace, allowing for excellent natural light and a seamless connection to the garden.

A particular highlight of the home is the open-plan kitchen/dining room, enjoying a dual aspect with a bay window to the front and views over the rear garden. The kitchen is fitted with a contemporary range of gloss-fronted units, complemented by integrated Bosch appliances. An adjoining utility room provides additional practicality, complete with a sink unit and external access. A well-appointed cloakroom completes the ground floor.

To the first floor, four generously proportioned double bedrooms are arranged around a central landing. The principal bedroom benefits from en-suite facilities, while the remaining bedrooms are served by a well-finished family bathroom, all maintained to an excellent standard.

Externally, the property is further enhanced by a double garage, ample private parking, and beautifully maintained rear gardens. The gardens are predominantly laid to lawn with established borders, offering a high degree of privacy and a peaceful, unoverlooked setting ideal for both

- **Detached four-bedroom family home**
- **Well-planned and presented accommodation**
- **Quiet, tucked-away position within a sought-after development**
- **Dual-aspect sitting room with feature fireplace and garden access**
- **Impressive open-plan kitchen/dining room with Bosch appliances**
- **Separate utility room with external access**
- **Principal bedroom with en-suite facilities**
- **Three further well-proportioned double bedrooms**
- **Double garage and ample off-road parking**
- **Private, unoverlooked rear garden with established planting**
- **Convenient access to local amenities and services**
- **Well-positioned for reputable schools and transport links**



Leavenheath is a sought-after Suffolk village known for its strong sense of community and easy access to Colchester and A12 corridor.

Surrounded by open countryside and scenic walking routes, the village offers a peaceful lifestyle while remaining conveniently positioned for access to nearby market towns such as Sudbury and Colchester. Local amenities include a well-regarded public house, village hall, and parish church, with a wider range of shopping, schooling, and leisure facilities available within easy reach

The location also benefits from excellent connectivity, with mainline rail services available from nearby stations providing links to London Liverpool Street, making it a practical choice for commuters seeking a rural retreat. The surrounding area is renowned for its natural beauty, with nearby Dedham Vale Area of Outstanding Natural Beauty offering picturesque landscapes and outdoor pursuits, further enhancing the appeal of this well-positioned home.

TENURE: Freehold

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

EPC RATING: TBC

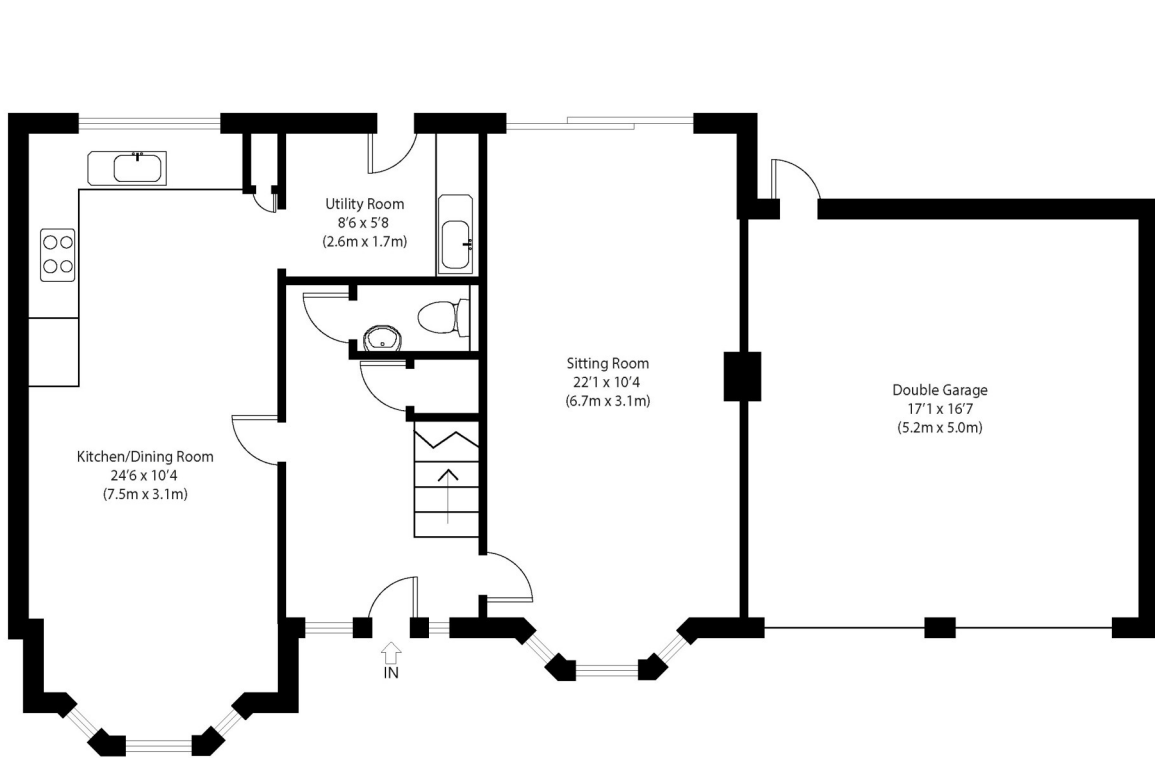
WHAT3WORDS: gains.quality.months

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

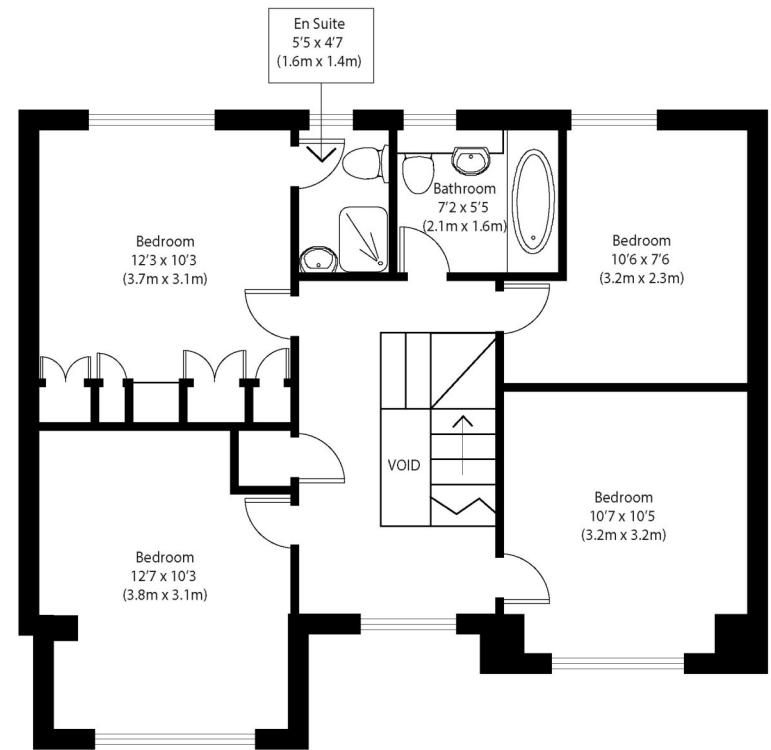
VIEWING: Strictly by prior appointment only through DAVID BURR.

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.

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Ground Floor



First Floor



Approximate Gross Internal Area
1590 sq ft (148 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





