



DAVID
BURR

Campion Way
Leavenheath, Suffolk

12 Campion Way, Leavenheath, Suffolk, CO6 4UP

Occupying an attractive position within a small, well-planned development in the highly regarded Suffolk parish of Leavenheath, this versatile two/three-bedroom detached bungalow offers well-proportioned and adaptable single-storey accommodation, complemented by generous parking, a detached double garage and established gardens.

The property is approached via a brick paved driveway providing ample off-street parking and access to the detached double garage. An entrance hall gives access to the principal accommodation, including a generously proportioned sitting room with a central fireplace and inset gas fire, enjoying a pleasant outlook through UPVC framed windows. The internal layout is notably flexible, with three generously sized bedrooms arranged off the hallway. The principal bedroom benefits from fitted wardrobes and an en-suite shower room, while the third bedroom offers excellent versatility and could be used as a dining room, study or snug, being positioned conveniently adjacent to the garden room.

A recently installed gloss fronted fitted kitchen provides a smart contemporary finish, while a fully tiled family shower room serves the remaining accommodation. A useful store room is also accessed from the entrance hall, adding practical everyday storage. To the rear, a particularly attractive garden room enjoys glazing to three sides, creating a light filled reception space with double doors opening directly onto the terrace and established rear gardens beyond.

The gardens are well screened and thoughtfully arranged, comprising established border planting, a paved terrace ideal for outdoor dining and entertaining, and an expansive area of lawn. Side access leads to an additional lawned area, further enhancing the sense of space and privacy. The detached double garage is equipped with light and power, with twin up-and-over doors to the front and a personnel door to the side.

- **Detached single-storey bungalow in a sought-after Suffolk village setting**
- **No Onward chain**
- **Flexible two/three-bedroom accommodation**
- **Principal bedroom with fitted wardrobes and en-suite shower room**
- **Third bedroom suitable as a dining room, study or snug**
- **Generously proportioned sitting room with central fireplace**
- **Light-filled garden room with glazing to three sides**
- **Double doors opening directly onto the terrace and rear garden**
- **Established, well-screened gardens with terrace and expansive lawn**
- **Brick-paved driveway providing ample off-street parking**
- **Detached double garage with light and power**



Leavenheath is a peaceful village in Suffolk, ideally located along the A134 between Sudbury and Colchester, offering a desirable balance of rural charm and convenient access to nearby towns. Surrounded by scenic countryside, the village lies close to the Dedham Vale Area of Outstanding Natural Beauty and Arger Fen, making it an excellent location for walking, nature watching, and outdoor leisure.

The community enjoys a quiet atmosphere, enhanced by its proximity to protected landscapes and a range of countryside activities. Despite its rural setting, Leavenheath benefits from strong transport links, with easy road access to both Sudbury and Colchester, where mainline rail services connect to London and other major destinations.

Families are well served by local primary schools in nearby villages such as Nayland and Stoke by Nayland, and secondary education is available at Thomas Gainsborough School in Great Cornard. Additional nearby amenities include golf, spa, and dining facilities at the Stoke by Nayland Resort, offering further lifestyle benefits in this sought-after Suffolk village.

TENURE: Freehold

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

EPC RATING: C

WHAT3WORDS: boast.reviews.wriggle

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.

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Ground Floor
 Approximate Gross Internal Area
 Main House 980 sq ft (91 sq m)
 Garage 275 sq ft (26 sq m)
 Total 1255 sq ft (117 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



