



**NP** NICHOLAS  
PERCIVAL

**For Sale.**

Elmstead, Honey Tye, Leavenheath, CO6 4NX

Incorporating **BS** BIRCHALL  
STEEL



---

## Elmstead, Honey Tye, Leavenheath, CO6 4NX

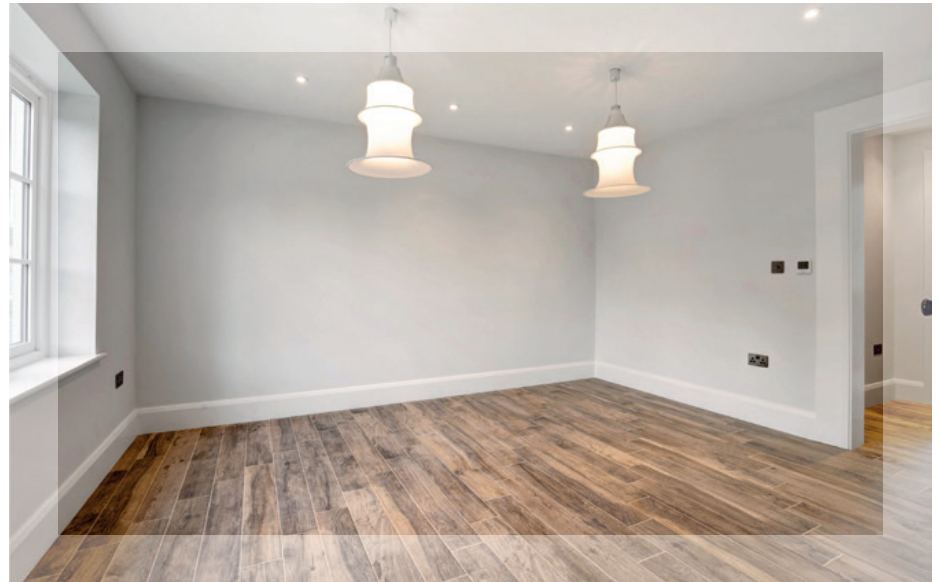
Presented with No Onward Chain and just one of four traditionally built and enviably appointed residences set within an exclusive development located in the sought-after village of Leavenheath. Elmstead is a detached two-bedroom bungalow with en-suite bathroom, kitchen / dining room, utility room and living room.

Off-road parking for Two Vehicles | Air Source Heat Pump

Underfloor Heating | Fast Charging Point for Electric Vehicles | EPC B

Babergh District Council Tax Band D.

---



## The Home

Elmstead is a traditionally built, two bedroom detached bungalow constructed of Bulmer Hand Made Bricks, (in Flemish Bond), with natural Windsor Slate roof, flush casement timber frame AAA rated windows, Marshals natural stone copings and fully flagged patio / terrace.

The German designed kitchen features a range of integrated SMEG appliances including an induction hob and extractor hood, oven microwave, warming drawer, fridge freezer, dishwasher, coffee machine and wine chiller.

The cupboards offer handle less rail system for minimalistic design with a hand lacquered matt finish all set within a marble worksurface, that is also a feature of the kitchen island.

Within the utility room you will find an integrated all in one washer / dryer and both rooms offer pull down pure zinc spray taps.

The bathroom (a Jack & Jill en-suite to the main bedroom) is fully tiled with Italian ceramic tiling and also features solid zinc taps, rainfall shower head and hand-held pressure shower hose. The double ended bath is extra-large.

The flooring includes hand woven wool carpets in bedrooms with grade 11 underlay.

Designed with energy efficiency in mind, the property is heated via an Air Source Heat Pump, with underfloor heating.

Each room has its own smart digital thermostat, and AAA rated glazing is used throughout.

Additional design features include TV points to all rooms, double USB sockets in bedrooms lounge & the kitchen and spotlights that change from 'warm' to 'cool' by the touch of a button.

## Outdoor Living

There is off-road driveway parking (for two vehicles), with a fast car charging point and wildlife sensitive exterior lighting.

A flagged terrace surrounds the property providing an excellent space for entertaining and relaxation.

---



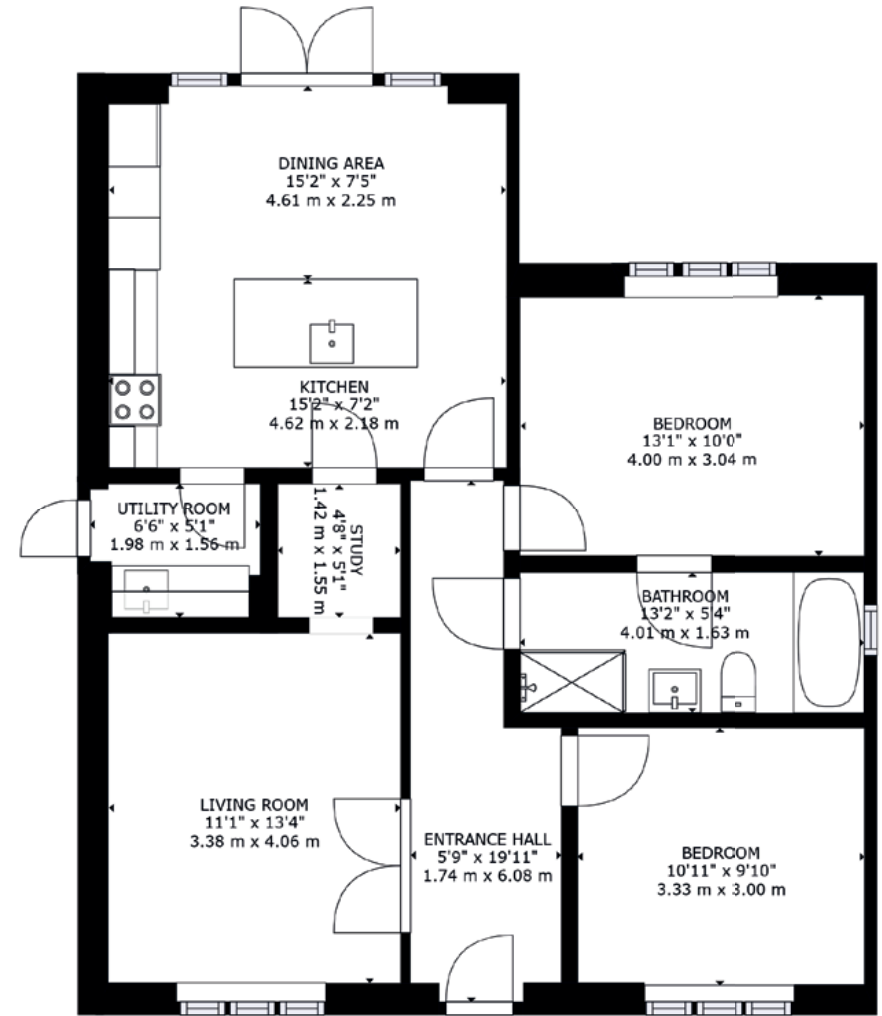


## Location

Nestled within the Essex / Suffolk borders close to the River Stour and Constable Country, Leavenheath sits at the edge of the Dedham Vale. A short drive away is the pretty market town of Sudbury that offers a broad range of facilities including a choice of supermarkets and high street retailers.

Heading in the other direction is the larger town of Colchester offering all the leisure, recreational and entertainment attractions expected of a major regional centre, including first rate secondary schooling options. The town is served by an intercity mainline service to London Liverpool Street which can be reached in around 50 minutes from Colchester North Station.





**GROSS INTERNAL AREA**  
**FLOOR 1: 894 sq. ft, 83 m<sup>2</sup>**  
**TOTAL: 894 sq. ft, 83 m<sup>2</sup>**

Illustration for identification purposes only.  
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

**NP** NICHOLAS  
PERCIVAL

Incorporating **BS** BIRCHALL  
STEEL

**01206 563222**

Dan Fuller | DFuller@nicholaspercival.co.uk

Sara Wilson | SWilson@nicholaspercival.co.uk

Julie Willats | JWillats@nicholaspercival.co.uk

**nicholaspercival.co.uk**

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website <https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#/intro> to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered. Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same. These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.