



DAVID
BURR

Sweet Briar Close
Leavenheath, Suffolk

26 Sweet Briar Close, Leavenheath, CO6 4NP

Set within the highly regarded Suffolk parish of Leavenheath, this attractive three bedroom detached bungalow occupies a pleasing position within a small and thoughtfully designed development. Extending to approximately 1,135 sq. ft., the property offers well proportioned and versatile accommodation, ideally suited to a range of buyers seeking comfortable, single storey living in a desirable village setting.

The accommodation is arranged around a welcoming entrance hall, leading through to a spacious dual aspect sitting room featuring a central fireplace with stone hearth and surround, and a UPVC framed door providing direct access to the rear garden. The fitted kitchen is well equipped with ample storage and preparation space, while the property further benefits from a family bathroom and an en-suite shower room to the principal bedroom. The overall layout has been carefully considered to provide both practicality and a sense of light and space throughout.

Externally, the property enjoys a private rear garden offering a good degree of seclusion, ideal for both relaxation and entertaining. A garage with light and power connected, together with an up and over door, is complemented by a tarmac driveway providing additional off road parking.

The property is offered with no onward chain further enhancing it's appeal.

- Detached three-bedroom bungalow in a sought-after village location
- Approximately 1,135 sq. ft. of well-balanced accommodation
- Positioned within a small, well-planned residential development
- Spacious dual-aspect sitting room with feature fireplace
- Direct access from the sitting room to the rear garden
- Fitted kitchen with ample storage and workspace
- Additional family bathroom serving remaining bedrooms
- Private and enclosed rear garden
- Garage with light, power, and up-and-over door
- Tarmac driveway providing off-road parking
- Excellent road links via the A134 to Sudbury and Colchester
- Access to rail services at Bures and Colchester with London connections
- No onward chain



Leavenheath offers an appealing balance between rural tranquillity and everyday convenience. Positioned on the Suffolk/Essex border, the village enjoys excellent connectivity via the A134, linking Sudbury and Colchester, while regular bus services provide further accessibility. Rail links from nearby Bures and Colchester offer direct routes into London, making the location suitable for commuters. Stansted Airport is also within comfortable driving distance, enhancing the property's accessibility for both business and leisure travel.

The surrounding area is particularly renowned for its natural beauty, forming part of the Dedham Vale Area of Outstanding Natural Beauty, often referred to as Constable Country. Residents benefit from a wealth of countryside walks, cycling routes, and picturesque landscapes, alongside a selection of well-regarded local schools, traditional country pubs, and nearby market towns. The proximity to both Sudbury and Colchester ensures access to a comprehensive range of shopping, leisure, healthcare, and educational facilities, combining the best of village life with modern convenience.



AGENTS NOTE: 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: E

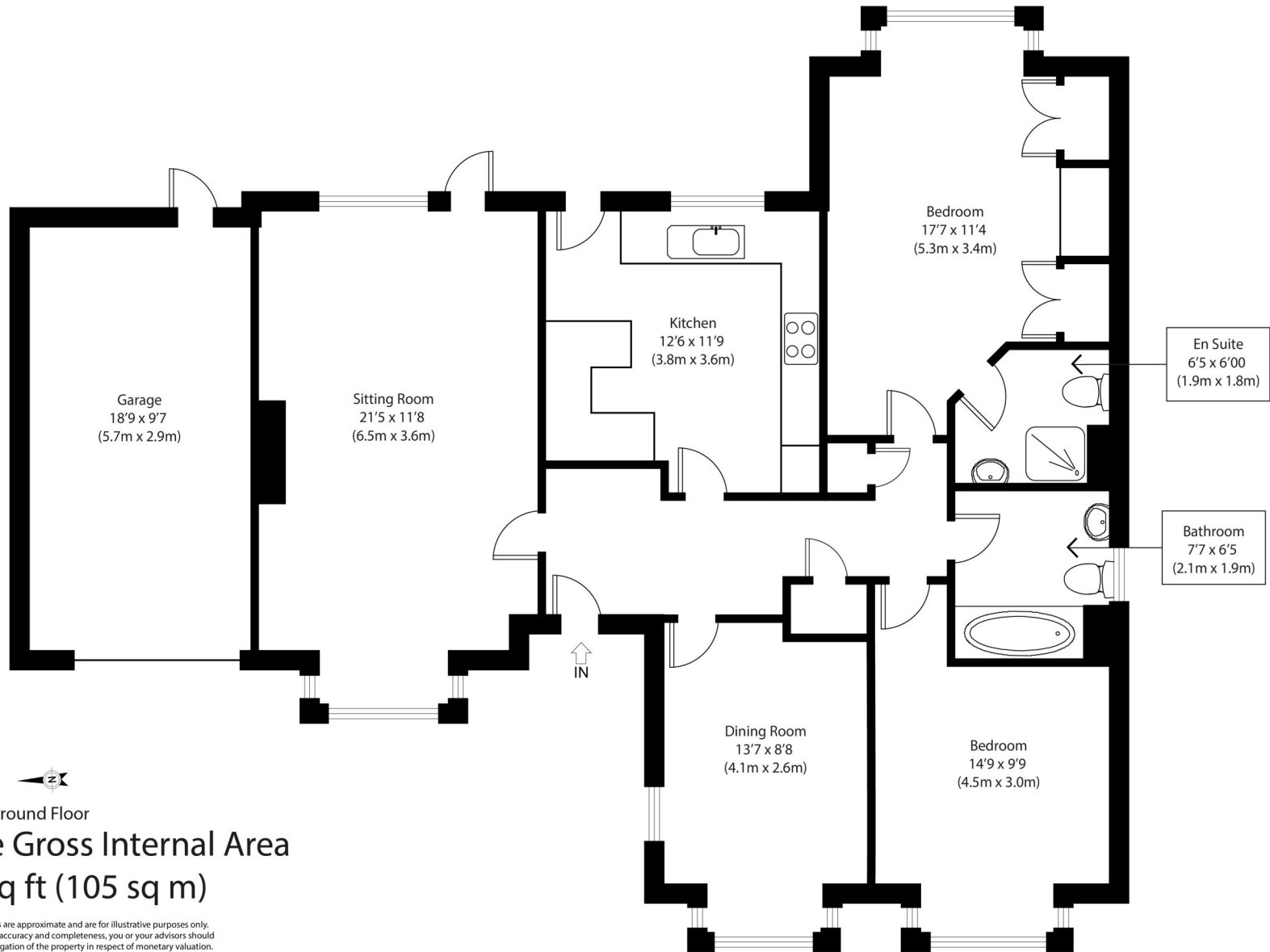
WHAT3WORDS: dragon.fresh.calculate

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

Approximate Gross Internal Area
1135 sq ft (105 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



