



DAVID  
BURR

Wrights Way  
Leavenheath, Suffolk

# 62 Wrights Way, Leavenheath, Suffolk, CO6 4NR

The property is an extended two bedroom end of terrace home occupying an attractive position within a small and well planned development in the highly regarded village of Leavenheath. The property offers well balanced accommodation, a generous south facing garden, garage and ample private parking, making it an excellent opportunity for a range of prospective purchasers, including first time buyers, downsizers and those seeking a village home with practical living space.

The accommodation is approached via an entrance hall, forming part of a useful single storey side extension, which provides access to the principal ground floor rooms. The open-plan sitting/dining room is a particularly welcoming space, featuring a bay window to the front elevation and double doors opening directly onto the rear terrace and garden. The fitted kitchen serves the ground floor, while the extension further provides a useful study, ground floor cloakroom and an externally accessed utility room.

To the first floor are two generously proportioned bedrooms, served by a family bathroom and separate boiler store. The property also benefits from UPVC double glazing throughout. Externally, the south facing walled garden is a notable feature, offering an established and private outdoor space ideal for seating, entertaining and gardening. A garage with light and power connected is complemented by ample private parking.

The property's position within a small development enhances its appeal, offering a quieter residential setting while remaining within reach of day to day amenities in nearby villages and towns. With its extended accommodation, private garden, parking and garage, Wrights Way represents a comfortable and practical home in an appealing village environment.

- **Extended two bedroom semi-detached home**
- **Attractive position within a small, well-planned development**
- **Highly regarded village location**
- **Well-balanced ground and first floor accommodation**
- **Open-plan sitting/dining room with bay window**
- **Double doors opening directly onto the rear terrace and garden**
- **Useful study, ideal for home working**
- **Ground floor cloakroom**
- **Externally accessed utility room**
- **Two generously proportioned first floor bedrooms**
- **Family bathroom and separate boiler store**
- **Generous south-facing walled garden with privacy and seclusion**



Leavenheath is a well-regarded village on the edge of Constable Country surrounded by land designated as being of outstanding natural beauty.

The strong community supports many clubs, teams, a public house and a parish church. The 270-acre Arger Fen and Spouse's Vale nature reserves is set to the rear of the property, comprising a 500-year-old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust.

The local catchment state primary school in Nayland is rated "outstanding" by Ofsted. The prestigious Stoke by Nayland golf and country club is approximately 2 miles distant.

The city of Colchester with its main line rail link to London Liverpool Street station is 7 miles distant whilst the well-preserved market town of Sudbury is 7 miles distant.



**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:** C

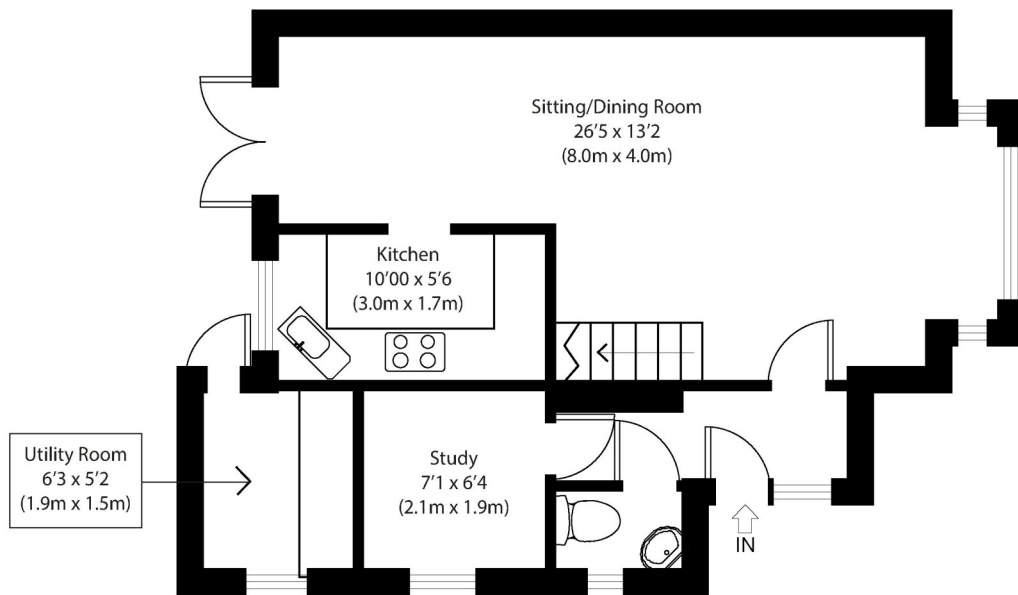
**WHAT3WORDS:** risky.calculate.reclaimed

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

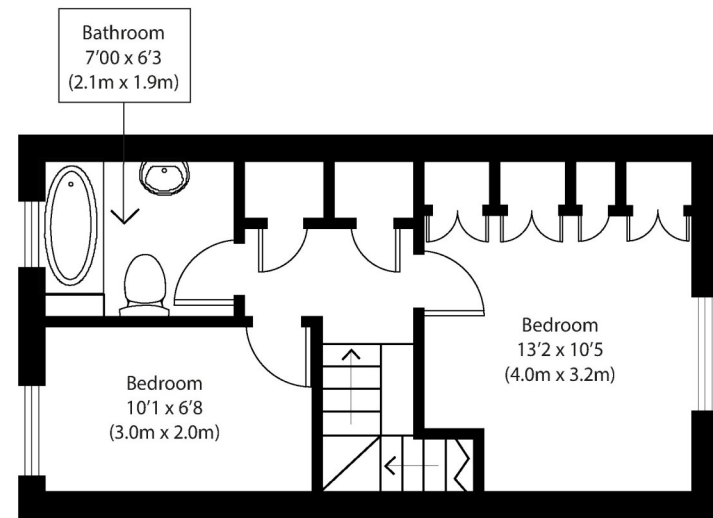
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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



First Floor

  
 Approximate Gross Internal Area  
 790 sq ft (73 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



