



High Road, Leavenheath, Colchester CO6 4PB

welcome to

High Road, Leavenheath, Colchester

NO ONWARD CHAIN Occupying an extremely generous plot with large gardens, ample parking and double garage and set within a highly regarded location is this extended detached home that requires some updating but offers spacious and flexible accommodation throughout.

Entrance Porch

Double glazed door to front aspect. Three double glazed picture windows to front aspect. Glazed double doors leading to:-

Open Plan Entrance Hall

Bespoke spiral staircase. Storage cupboard. Opening onto lounge and door leading to:-

Sitting Room

Two double glazed windows to side aspect and one to front aspect. Cupboard without door. Two radiators.

Lounge

Double glazed window to front aspect. Large brick fireplace with inset burner. Radiator. Opening onto:-

Dining Room

Double glazed window to rear aspect and double glazed patio doors leading to garden. Radiator. Door leading to inner hall and:-

Study / Ground Floor Bedroom

Double glazed window to rear aspect. Built in wardrobes, radiator.

Ground Floor Bathroom

Double glazed window to rear aspect. Suite comprising low level WC, wash hand basin and bath. Radiator.

Inner Hall

Double glazed door to side aspect. Staircase rising to first floor. Door leading to kitchen, cloakroom and garage. Radiator.

Kitchen

Double glazed windows to rear and side aspects. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit. Space for appliances. Large pantry with double glazed window to side aspect. Door leading to:-

Utility Room

Double glazed window to rear aspect. Fitted with wall and base units. Stainless steel sink and drainer unit. Plumbing for washing machine. Large pantry with double glazed windows to side aspect. Oil central heating boiler. Leads into drying room.

Cloakroom

Double glazed window to side aspect. Suite comprising low level WC and wash hand basin. Space and plumbing for shower. Water softener.

Landing

Accessed via spiral staircase. Storage cupboard. Doors leading to three bedrooms and bathroom.

Bedroom

Double glazed windows to front and side aspects. Built in wardrobes. Radiator.

Bedroom

Double glazed window to side aspect. Radiator.

Bedroom

Double glazed window to front aspect. Door leading to second landing. Built in wardrobes. Radiator.

Bathroom

Double glazed windows to rear and side aspects. Suite comprising low level WC, wash hand basin, bath and bidet. Airing cupboard. Radiator.





Doorway to bedroom accessed from study.

Second Landing

Double glazed window to rear aspect. Radiator.
Door leading to:-

Bedroom

Double glazed window to rear aspect. Vanity wash
hand basin. Door leading to bathroom.

Bedroom

Double glazed window to front aspect, Radiator

Bedroom

Double glazed window to rear, Radiator

Front Garden

A large driveway leads to the double garage. There
are areas of lawn, mature shrubs and trees.

Rear Garden

The large garden commences with a patio seating
terrace with a large lawn that opens to an area with
a number of mature shrubs and trees. Greenhouse
and fruit cages with a number of fruit trees. Large
shed to the rear. Summerhouse.

Double Garage

Up and over doors. Power and light connected.

Side Garden

Side garden with lawn and mature shrubs.

Agent's Note

Please note that an AML fee is chargeable to the
buyer once an offer is accepted to cover the cost of
carrying out the required identity and anti-money
laundering checks. Once these checks have been
completed, the fee cannot be refunded, even if the
property purchase does not go ahead.

The sale of this Property is subject to Grant of
Probate. Please seek an update from the Branch

with regards to the potential timeframes involved.

It is our understanding that the Property is not
registered at the Land Registry which is the case
with a significant proportion of land across England
and Wales. Your Conveyancer will take the necessary
steps and advise you accordingly.



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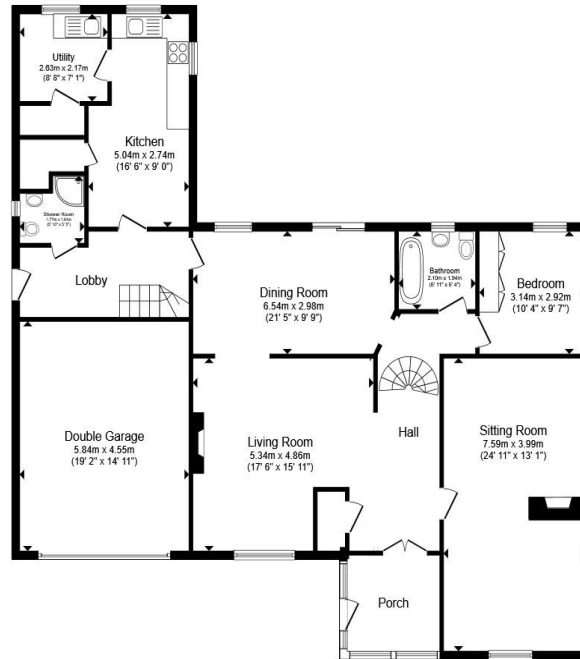
- No onward chain
- Large front and rear gardens
- Ample parking and double garage
- Spacious living accommodation
- Six first floor bedrooms and further ground floor bedroom

Tenure: Freehold EPC Rating: Awaited

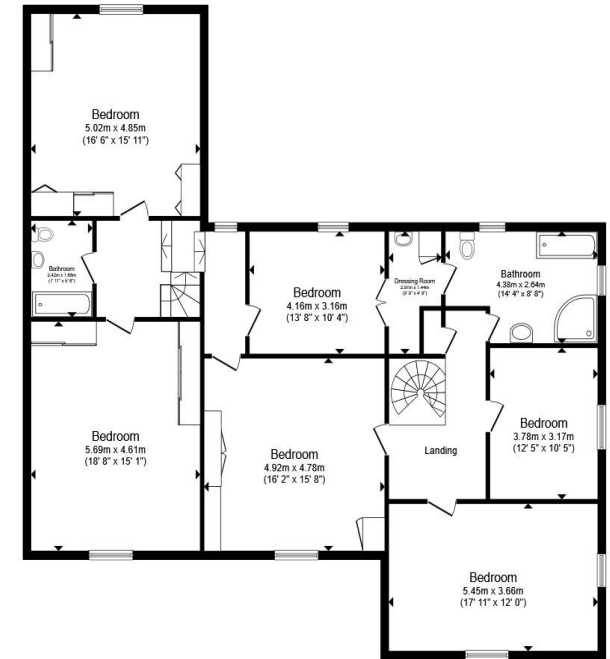
Council Tax Band: F

offers in excess of

£750,000



Ground Floor



First Floor

Total floor area 324.3 m² (3,491 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Property Ref:
SUD111698 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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