



**2 The Green,  
Leavenheath, Suffolk**

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## 2 The Green, Leavenheath, Suffolk, CO6 4NN

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 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 town 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.

Set adjacent to a six-acre village green is a three-bedroom detached property understood to date from 1980 enjoying a prominent setting within the much sought-after South Suffolk village of Leavenheath. Offering an accommodation schedule of approximately 1,500 square foot the property is arranged via three generously proportioned ground floor reception rooms and offers well-presented accommodation throughout with notable features including a modern kitchen with granite-effect topped gloss kitchen with central island. Located within convenient reach of the A134 and a range of high performing state and independent schools. The property further benefits from garaging, tandem private parking and low-maintenance, well-screened rear gardens.

### A well-presented three-bedroom, three-reception room property situated adjacent to a six-acre village green further benefitting from garaging and low-maintenance gardens.

Obscured panel-glazed uPVC security door opening to:

**ENTRANCE HALL: 4.01m x 1.06m** (13'1" x 3'5") With staircase off, folding door to storeroom with obscured glass window to side and providing useful cloak storage space. Staircase rising to first floor and folding door to useful under stair storage recess. Panelled door to:

**SITTING ROOM: 7.24m x 3.76m** (23'9" x 12'4") An extended sitting room fitted with electric fireplace with limestone hearth, surround and mantle over. Central archway, two Velux windows to rear and French doors opening to the rear terrace with gardens beyond. Panelled double doors opening to:

**DINING ROOM: 3.56m x 3.0m** (11'8" x 9'10") A versatile room ideally suited as a dining room situated just off the kitchen with tiled flooring throughout, fitted office furniture to side and door to:

**KITCHEN/BREAKFAST ROOM: 5.64m x 3.56m** (18' 6" x 11' 8") Fitted with a matching range of gloss fronted base and wall units with speckled granite effect preparation surfaces over and tiling above. Single sink unit with vegetable drainer to side, mixer tap over and picture window to front affording views over the adjacent green. Fitted appliances include a four-door Stoves electric oven with seven-ring gas hob over, Stoves extraction above, Samsung American style

fridge/freezer, Bosch dishwasher and LG washing machine. Logik wine cooler, central island with additional base storage, tiled flooring throughout, further picture window to side and door to external side access.

**GARDEN ROOM: 3.51m x 3.30m** (11'6" x 10'9") Set in a brick base with a glazed surround on three sides beneath a pitched roof line with double-doors opening to raised deck terrace and tiled flooring.

**SHOWER ROOM: 2.07m x 1.74m** (6'9" x 5'8") (Accessed via entrance hall). Fully tiled and fitted with ceramic WC, oval wash-hand basin within a fixed gloss-fronted base unit, fully tiled separately screened electric shower with shower attachment. Wall-mounted heated towel radiator and obscured glass window to front.

#### First floor

**LANDING:** With hatch to loft, window to front and door to linen store housing water cylinder, gas-fired boiler and useful fitted shelving.

**BEDROOM 1: 3.77m x 3.76m** (12'4" x 12'4") With two windows to rear affording an easterly aspect with views over the garden. Fitted wardrobes, dressing table and drawers.

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**BEDROOM 2: 3.58m x 2.77m (11'8" x 9'1")** With two windows to rear.

**BEDROOM 3: 2.76m x 2.59m (9'0" x 8'5")** With window to front affording views across the adjacent village green.

**FAMILY BATHROOM: 2.05m x 1.92m (6'8" x 6'3")**  
Fitted with ceramic WC, pedestal wash-hand basin and fully tiled bath with shower attachment. Wall-mounted heated towel radiator and obscured glass window to side.

## Outside

One of a select number of properties set adjacent to the village green, the property is approached via a shingled frontage with evergreen planting and stone-paved walkway providing both side access and access to the front of the property.

The rear gardens are arranged via a central expanse of artificial lawn with six-foot fence lined border, raised beds, timber framed external store and gated rear access to the area of tandem private parking. Access is also provided to the:

**GARAGE: 5.18m x 2.56m (16'11" x 8'4")** With manual roller door, light and power connected and personnel door to side.

## AGENTS NOTES

A Nest control system is available for the remote operating of the heating and hot water systems.

**SERVICES:** Mains water, drainage and electricity are connected. Gas-fired heating to radiators. There is an alarm system fitted. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** Energy rating D. A copy of the energy performance certificate is available on request.

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

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