



DAVID  
BURR

Oaklands  
Leavenheath, Suffolk

# 3 Oaklands, Leavenheath, Suffolk, CO6 4UH

An extended three bedroom detached property, built circa 1970s, offering generous and versatile accommodation throughout and presenting an excellent opportunity for families seeking space, flexibility and a mature setting. The property provides well proportioned reception areas, including, a welcoming sitting room with an open fireplace and windows and doors to the garden, a breakfast room leading to the kitchen/dining room with integrated oven and hob and a vaulted office/sunroom which lends itself perfectly to home working, hobbies or additional living space. or as currently utilised as a separate dining room that benefits from doubles leading to the garden.

The bedroom accommodation comprises three bedrooms, with the principal bedroom benefiting from a large en-suite fully fitted bathroom with panel bath, close coupled W/C, wash basin and separate shower cubicle. The second bedroom also enjoys the convenience of an additional cloakroom with W/C and basin, enhancing the practicality of the home for family living or visiting guests.

Outside, the property is approached via ample off street parking, leading to a double garage with twin double doors, incorporating a utility area and having personnel door to the rear.

Mature gardens to both the front and rear provide attractive outdoor space. With the rear garden being predominantly laid to lawn and including a paved patio with arbour and three storage sheds with power and lighting. There are planted borders and several tree specimens. The garden is enclosed by timber panel fencing.

- **Extended three bedroom detached family home**
- **Built circa 1970s**
- **Generous and versatile accommodation throughout**
- **Kitchen and breakfast room**
- **Sitting room with open fireplace overlooking the garden**
- **Office/sunroom/dining room, ideal for home working**
- **Second bedroom with additional cloakroom**
- **Ample off street parking**
- **Double garage**
- **Useful adjoining utility area**
- **Mature gardens to the front and rear**
- **Situated on the outskirts of Leavenheath**



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.



**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Electric heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** TBC

**WHAT3WORDS:** spacing.recitals.tasteful

**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.

# Approximate Gross Internal Area 1540 sq ft (143 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



