



8 BROAD OAKS, LEAVENHEATH,

COLCHESTER, CO6 4UJ

NP NICHOLAS
PERCIVAL

Situated in the popular village of Leavenheath (which is equidistant between the historic Roman city of Colchester and the pretty Georgian market town of Sudbury), is this four-bedroom detached family home, comprised of a sitting room, kitchen / dining room, utility room, ground floor shower room, family bathroom, double garage with block paved driveway and enclosed rear garden.

Oil Fired Central Heating | EPC E

Council Tax Band E | Tenure Freehold



Property

A storm porch welcomes you to the property and the entrance hallway provides access to the sitting room with cosy log burner and bay window.

The heart of the home is undoubtedly the kitchen / dining room which benefits from French Doors to the decked patio and garden beyond.

The country style kitchen is well appointed and provides space for a range style cooker, integrated Rangemaster extractor hood and integrated Bosch dishwasher. There is also a Rangemaster Butler style ceramic sink that is set within an attractive wooden work top.

Ample storage is provided by a good array of cupboards and drawers, with further storage and workspace provided by the kitchen island, that

forms a breakfast bar for informal dining, in addition to the dedicated dining area.

Adjacent to the kitchen / dining room is the utility room (again with ceramic sink) which provides further work and storage space. Doors from the utility room provide access to the oil boiler cupboard, the rear of the double garage and the ground floor shower room that comprises a shower cubicle, heated towel rail, toilet and hand basin set within a vanity unit.

Ascending the stairs to the first floor, there are four bedrooms and the family bathroom. The main bedroom is a spacious double with two built in wardrobes, bedrooms two and three are also both doubles with the former benefitting from two built

in wardrobes. The fourth bedroom is presently utilised as a work from home office.

The four-piece family bathroom completes the internal accommodation and is comprised of a shower cubicle with both rainfall shower head and mixer hose attachment, the double ended bath has a mixer hose attachment, hand basin, toilet, and heated towel rail.

Outside

To the front of the property there is a block paved driveway providing off-road parking for two vehicles as well as access to the double garage. The front garden is mainly laid to lawn. A gate provides side access to the enclosed rear garden.

The rear garden benefits from two decked patio areas, one adjacent to the kitchen / dining room the

other to the right-hand side of the garden, complete with gazebo. The summer house (which has power connected) could be utilised as a work from home office, separate and independent from the house.

The garden itself is mainly laid to lawn with accompanying beds and borders.

Situation

Nestled within the Essex / Suffolk borders close to the River Stour and Constable Country, the property is located on a quiet turning in the village of Leavenheath, which is located in close proximity to the Dedham Vale Area of Outstanding Natural Beauty. The village itself benefits from a popular public house, the Hare and Hounds. A community store adjacent to the public house is currently being constructed and expected to open later this year.



The well-regarded Stoke by Nayland Golf club is close at hand and the village is served by two primary school options, one at Nayland and the other at Stoke-by-Nayland.

A short drive away is the pretty market town of Sudbury that offers a broad range of facilities including a choice of supermarkets and high street retailers.

Heading in the other direction is the larger town of Colchester offering all the leisure, recreational and entertainment attractions expected of a major regional town, including first rate secondary schooling options.

The town is served by an intercity mainline service to London Liverpool Street which can be reached in around 50 minutes from Colchester North Station.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





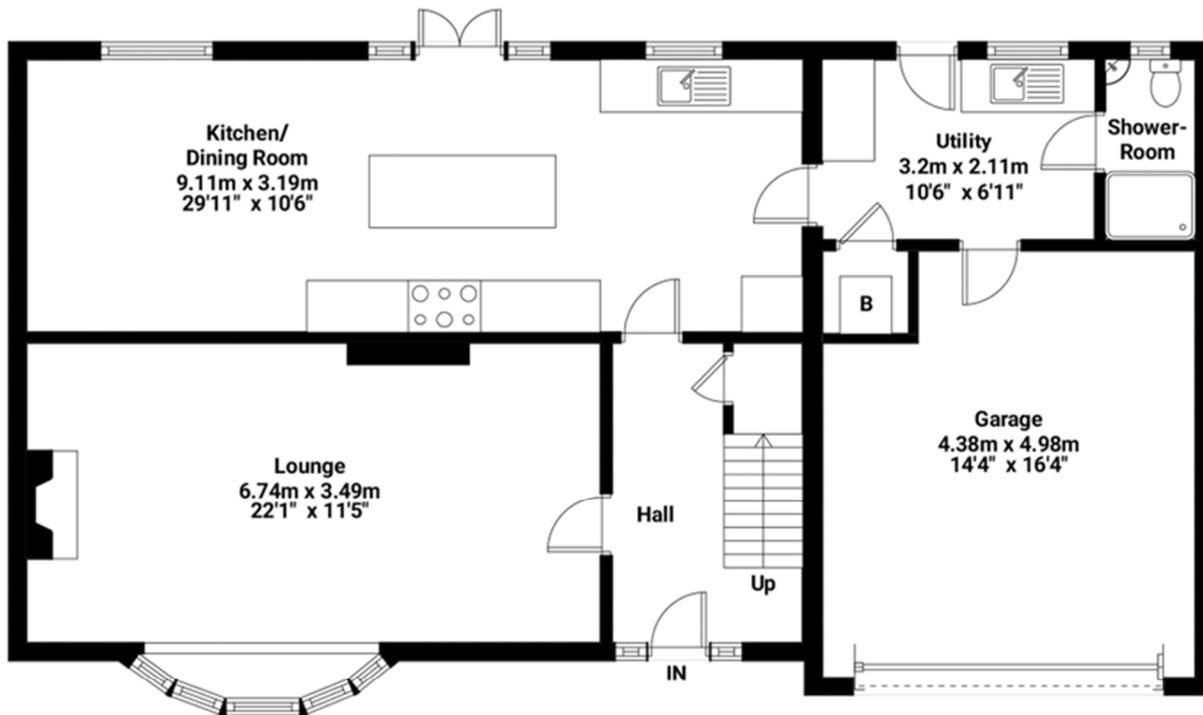
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council. **COUNCIL TAX:** Band E. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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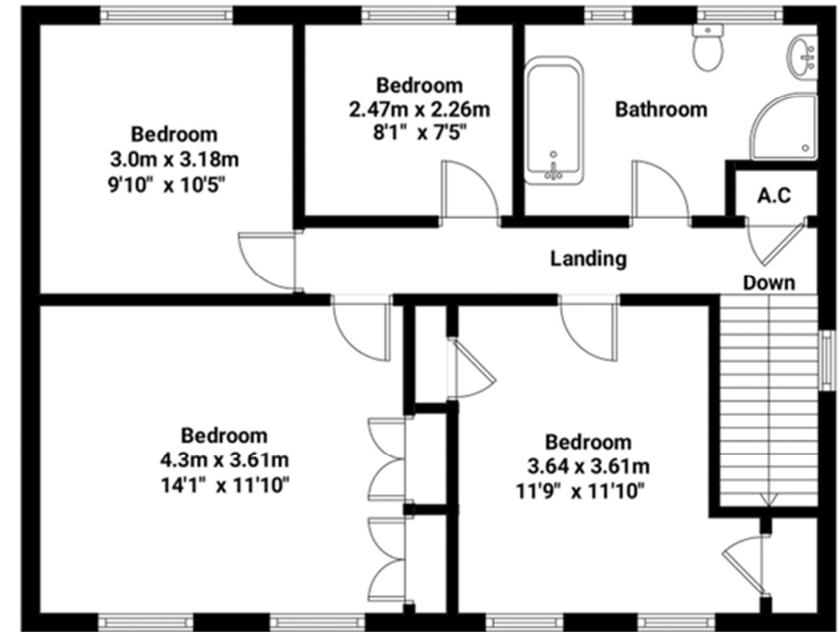
NICHOLAS PERCIVAL are proud to be members of;







Ground



First

TOTAL APPROXIMATE FLOOR AREA :
1635.3 sq ft (151.93 sq mt)
 (Includes Garage)

Broad Oaks, Leavenheath

Illustration for identification purposes only. Measurements are approximate and not to scale.

