



PLOT 4 'LEXDEN HOUSE' HONEY TYE

LEAVENHEATH, COLCHESTER, CO6 4NX

NP NICHOLAS
PERCIVAL

Just one of four traditionally built and enviably appointed residences set within an exclusive development located in the sought-after village of Leavenheath.

Plot 4 'Lexden House', is a detached four-bedroom family home with two en-suite bathrooms, family bathroom, ground floor cloakroom room, kitchen / dining room, utility room, living room and study.

The ground floor guest suite offers full bathroom en suite facilities.

Off-road parking for four vehicles | 10 Year Build Zone Warranty

Air Source Heat Pump | Under Floor Heating to Ground Floor & Bathrooms

Fast Charging Point for Electric Vehicles | EPC B.



Property

Plot 4 'Lexden House' is a traditionally built, four bedroom detached family home constructed of Bulmer Hand Made Bricks, (in Flemish Bond), with hand finished natural clay burnt orange tiles, flush casement timber frame AAA rated windows, Marshalls natural stone copings and fully flagged patio / terrace.

The German designed kitchen features a range of integrated SMEG appliances including an induction hob and extractor hood, oven microwave, warming drawer, fridge freezer, dishwasher, coffee machine and wine chiller. The cupboards offer handle less rail system for minimalistic design with a hand lacquered matt finish all set within a marble work surface. There is also a pull-out larder and spice rack.

The breakfast bar / kitchen island features an integrated settee.

Within the utility room you will find an integrated all in one washer / dryer and both rooms offer pull down pure zinc spray taps.

The bathrooms and en-suite shower rooms are fully tiled with Italian ceramic tiling and also feature solid zinc taps, rainfall shower heads and hand-held pressure shower hose. The family bathroom features an extra-large freestanding bath. The ground floor guest suite offers full bathroom en-suite facilities.

The flooring includes hand woven wool carpets in bedrooms with grade 11 underlay, and 1200 x 1200 Italian Inza grained wood effect tiles.

Designed with energy efficiency in mind, the property is heated via an Air Source Heat Pump,

with underfloor heating to the ground floor and bathrooms. Each room has its own smart digital thermostat, and AAA rated glazing is used throughout.

Additional design features include TV points to all rooms, double USB sockets in bedrooms lounge & the kitchen and spotlights that change from 'warm' to 'cool' by the touch of a button.

Outside

There is off-road driveway parking (for four vehicles) with a fast car charging point and wildlife sensitive exterior lighting. A flagged terrace surrounds the property providing an excellent space for entertaining and relaxation.

Situation

Nestled within the Essex / Suffolk borders close to the River Stour and Constable Country,

Leavenheath sits at the edge of the Dedham Vale Area of Outstanding Natural Beauty. The popular 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.

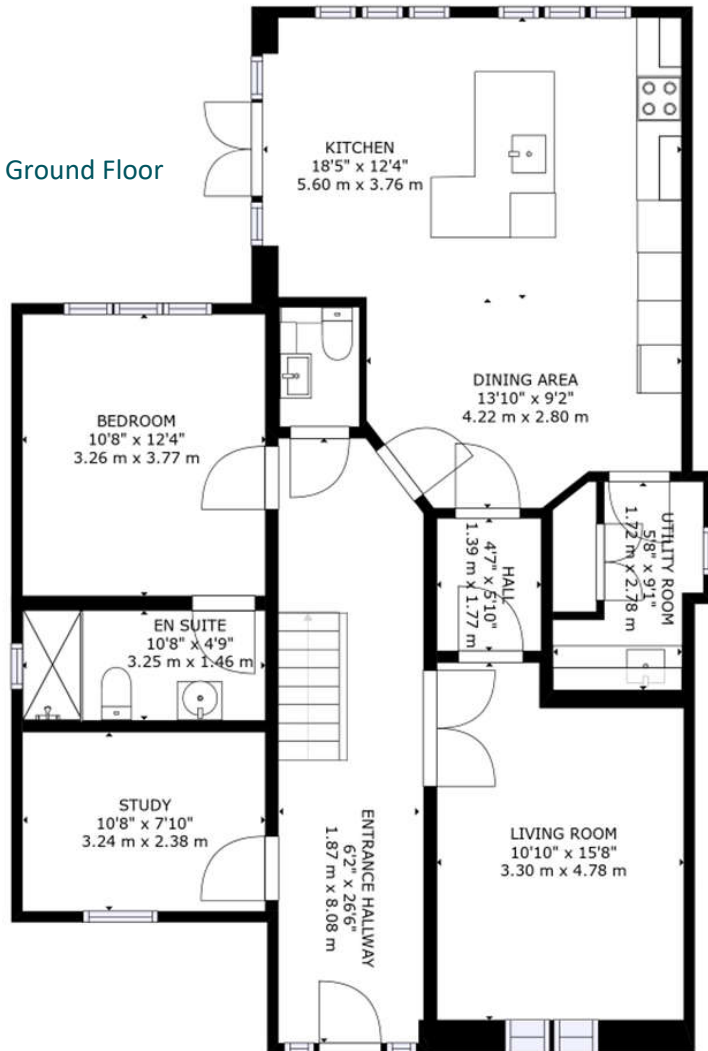
Heading in the other direction is the larger town of Colchester offering all the leisure, recreational and entertainment attractions expected of a major regional centre, including first rate secondary schooling options. The town is served by an intercity mainline service to London Liverpool Street which can be reached in around 50 minutes from Colchester North Station.



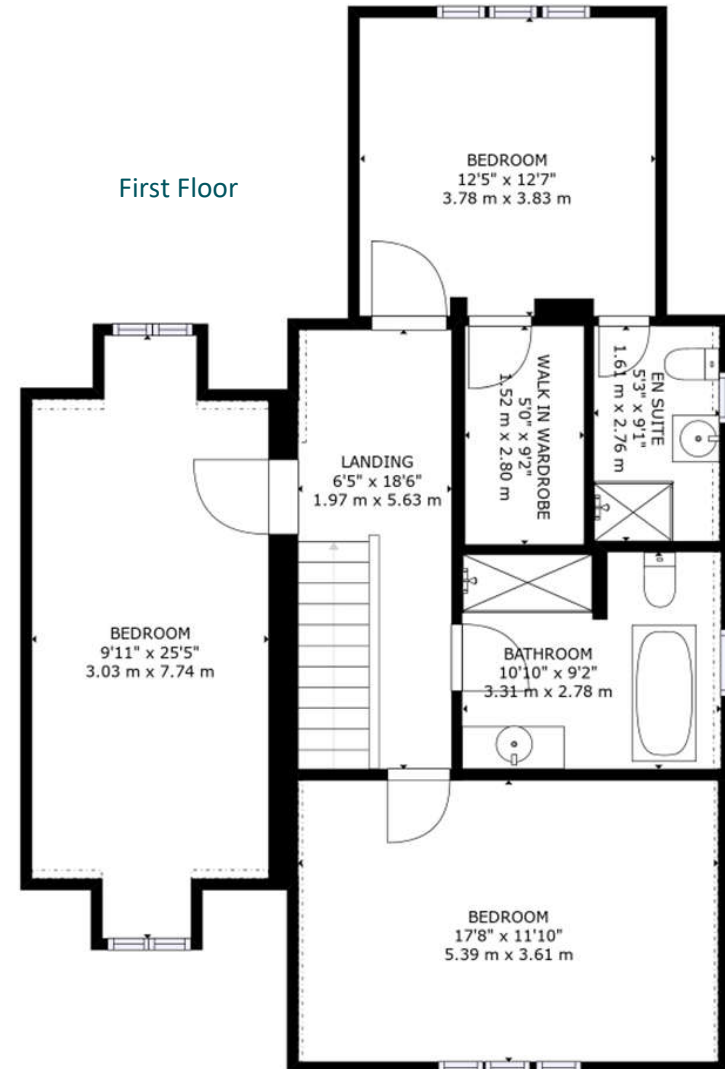
IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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. **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). We routinely refer clients to Flagstone Mortgages for independent mortgage and protection advice. It is your decision whether you choose to deal with Flagstone Mortgages. In making that decision, you should know that we receive gratuities from Flagstone Mortgages worth approximately £50 per transaction. **NICHOLAS PERCIVAL** are proud to be members of;

GROSS INTERNAL AREA
 FLOOR 1: 1094 sq. ft, 102 m², FLOOR 2: 941 sq. ft, 87 m²
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 15 sq. ft, 1 m²
 TOTAL: 2035 sq. ft, 189 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Ground Floor



First Floor



Nicholas Percival
 Beacon End Farmhouse, London Road,
 Stanway, Colchester, Essex. CO3 0NQ
 T: 01206 563222 E: sales@nicholaspercival.co.uk
 www.nicholaspercival.co.uk

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