



Broad Oaks | Leavenheath, Suffolk, CO6 4UJ



Features

- Four Bedrooms
- Sitting Room With Fireplace
- Kitchen/Diner
- Utility Room
- Ground Floor Shower Room
- Family Bathroom
- Ample Off Road Parking

Welcome to this charming Leavenheath property with a cozy sitting room, country-style kitchen, and four bedrooms. Outside, a block-paved driveway, double garage, and garden with decked areas and a powered summer house make for comfortable living. Leavenheath offers amenities like the Hare and Hounds pub, a community store, and Stoke by Nayland Golf club. Primary schools are in Nayland and Stoke-by-Nayland. Sudbury and Colchester provide additional amenities, with Colchester offering easy access to London. This home combines modern comfort with village charm in a stunning natural setting.



THE PROPERTY

A welcoming storm porch introduces you to the property, and the entrance hallway grants entry to the cozy sitting room, featuring a warm log burner and a bay window.

The focal point of the residence is unquestionably the kitchen/dining room, boasting French Doors leading to the decked patio and the expansive garden beyond.

The country-style kitchen is meticulously designed, equipped with a range-style cooker space, an integrated Rangemaster extractor hood, and a Bosch dishwasher. A charming Rangemaster Butler-style ceramic sink sits within an appealing wooden countertop. Abundant storage is offered by an array of cupboards and drawers, complemented by the kitchen island, which serves as a breakfast bar for casual dining, in addition to the dedicated dining area.

Adjacent to the kitchen/dining room lies the utility room (also featuring a ceramic sink), providing additional workspace and storage. Doors from the utility room lead to the oil boiler cupboard, the rear of the double garage, and the ground floor shower room, comprising a shower cubicle, heated towel rail, toilet, and a hand basin set within a vanity unit.

Ascending the stairs to the first floor, you'll find four bedrooms and the family bathroom.

The primary bedroom is a generously sized double with two built-in wardrobes, while bedrooms two and three are also spacious doubles, with the former boasting two built-in wardrobes. The fourth bedroom currently serves as a home office.



Completing the internal layout is the four-piece family bathroom, featuring a shower cubicle with both rainfall shower head and mixer hose attachment, a double-ended bath with a mixer hose attachment, a hand basin, toilet, and a heated towel rail.

At the front of the property, a block-paved driveway accommodates off-road parking for two vehicles and provides access to the double garage. The front garden is predominantly laid to lawn, and a gate offers side access to the enclosed rear garden.



The rear garden boasts two decked patio areas - one adjacent to the kitchen/dining room and the other on the right-hand side, complete with a gazebo. The summer house, with connected power, can serve as a separate and independent home office. The garden itself features a predominantly lawn area with accompanying beds and borders.

THE LOCATION

Nestled on a tranquil street in the village of Leavenheath, situated within the Essex/Suffolk borders near the picturesque River Stour and Constable Country, this property enjoys close proximity to the Dedham Vale Area of Outstanding Natural Beauty.

Leavenheath boasts a charming community, featuring the popular Hare and Hounds public house and a community store.

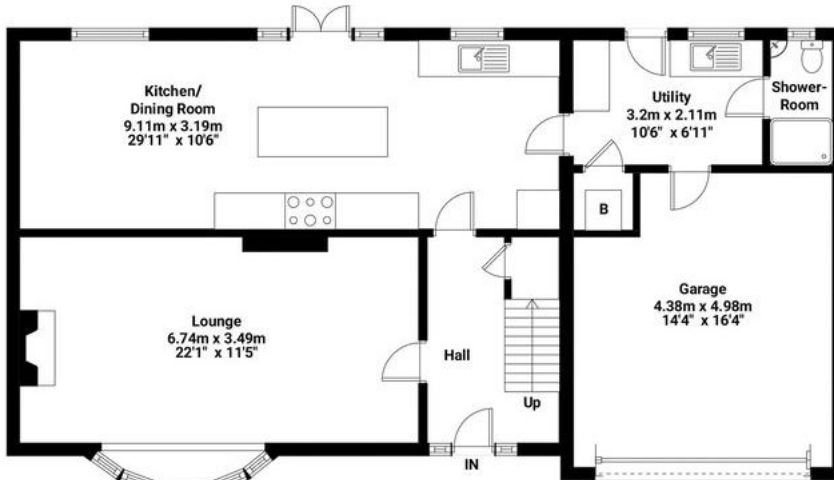
For recreational pursuits, the esteemed Stoke by Nayland Golf Club is nearby, and families have two primary school options, one in Nayland and the other in Stoke-by-Nayland.

A brief drive leads to the delightful market town of Sudbury, offering a wide array of amenities, including supermarkets and high street retailers.

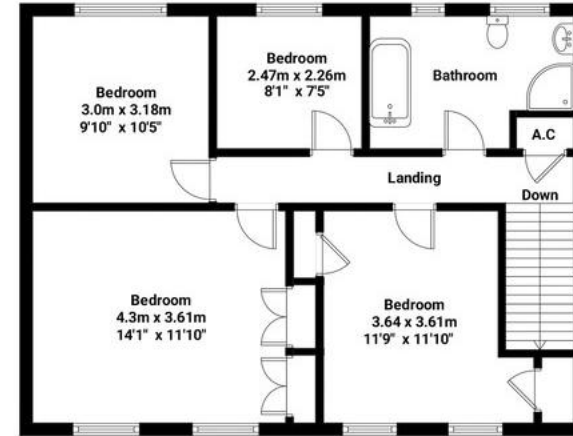
On the other hand, the larger town of Colchester provides an extensive range of leisure, recreational, and entertainment attractions, along with excellent secondary schooling options.



Colchester boasts convenient connectivity with an intercity mainline service to London Liverpool Street, reachable in approximately 50 minutes from Colchester North Station.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

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