



23 Wrights Way | Leavenheath | Suffolk | CO6 4NS

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To find out more or arrange a viewing, please contact 03333 606262
www.exquisitehome.co.uk

“An opportunity to acquire this spacious & extended three bedroom end of terraced house, requiring finishing yet offering a great deal of potential & with ample off-road parking, garage & well-maintained front & rear gardens.”



Description

An opportunity to acquire a spacious, extended three bedroom end of terraced house, requiring finishing yet occupying a delightful corner plot position towards the end of a tucked away cul-de-sac.

Other notable features include ample off-road parking, a single garage and proportionate, well-maintained front and rear gardens.

The accommodation comprises: Front door to:

Front door to:

Entrance Hall

With open studwork and requiring finishing, fuse board, stairs rising to the first floor, double aspect windows to the front and side and door to:

Sitting Room Approx 13'10 X 13'1 (4.22m x 3.99m)

With attractive bay window to front aspect overlooking the close and built-in shelving.

Kitchen/Breakfast Room Approx 10'6 x 9'4 (3.19m x 2.85m)

Fitted with base unit with worktop over. Integrated appliances include Siemens induction hob and Neff oven. Space for white goods, tiled flooring, window to side aspect with sliding door opening onto the terrace. Opening to:

Dining Room Approx 10'11 x 9'11 (3.33m x 3.01m)

Forming most of the ground floor part of the extension and benefitting from window to front aspect. This is one of the rooms requiring finishing, yet offering a great deal of potential, and would provide an ideal formal dining space.

First Floor Landing

L-shaped and with access to loft, door to storage cupboard with cloak hanging space as well as adjacent airing cupboard with built-in shelving. Doors to:

Master Bedroom Approx 14'9 x 9'2 (4.05m x 2.80m)

Now extended to provide a substantial double room with double aspect windows to the front and side.

Bedroom Two Approx 13'1 x 10'7 (4.00m x 3.23m)

Double room with window to side aspect and extensive built-in wardrobes.

Bedroom Three Approx 8' x 7'10 (2.45m x 2.40m)

Currently accessed from the landing through open studwork and requiring finishing yet offering a great deal of potential for a bedroom, and with double aspect windows to the front and side.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, panelled bath with shower attachment, tiled walls, tiled flooring, spotlights, extractor and frosted window to side aspect.

Outside

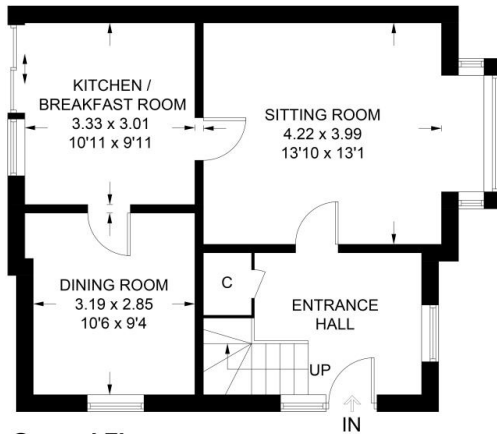
The property is conveniently positioned on a corner plot towards the end of this tucked away cul-de-sac and is accessed over a private drive providing ample off-road parking as well as giving access to the single garage. The garage is fitted with an up and over door and has power and light connected.

The front and rear gardens are well-maintained, the latter of which are partly lawned and partly terraced with a selection of flower and shrub borders.

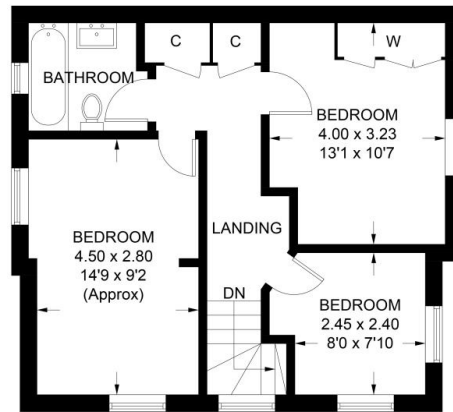


Wrights Way

Approximate Gross Internal Area = 95.3 sq m / 1026 sq ft

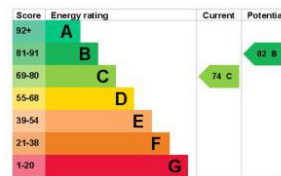


Ground Floor
48.5 sq m / 522 sq ft



First Floor
46.8 sq m / 504 sq ft

Illustration for identification purposes only,
measurements are approximate, not to scale.



About the Area

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, community shop and a parish church.

The 270-acre Arger Fen and Spouse's Vale nature reserves is set on the periphery of the village, comprising a 500-year old ancient woodland, grassland and scrub maintained by Suffolk Wildlife Trust. 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 city 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.

All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

Local Authority: Babergh District Council

Council Tax Band: B

Services: Mains water, drainage and electricity. Gas-fired heating.



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