3 bedroom Link Detached located in Leavenheath.

Guide Price
£600,000 - £650,000

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The Old Road
Leavenheath
Suffolk
CO6 4QB.

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FULL DESCRIPTION

OVERVIEW

GUIDE PRICE £600,000 TO £650,000

Presented to an exceptionally high standard throughout, this beautifully maintained and thoughtfully designed three bedroom detached family residence offers four reception rooms a modern kitchen/diner, utility room and two bathrooms extending to approximately 2,060 sq. ft. (191.45 sq. m.). Situated in the highly sought-after village of Levenheath on the picturesque Essex-Suffolk border, surrounded by beautiful countryside and offering a wonderful blend of rural charm and modern convenience.

STEP INSIDE

On entering the property, a welcoming entrance hall provides access to the main ground floor rooms and the staircase to the first floor.

The sitting room is a standout space, featuring a slate hearth with an inset wood-burning stove - a cosy centrepiece perfect for relaxing or entertaining. Adjacent is the bright dining area, finished with Amtico flooring and enjoying a South-facing aspect with views over the private garden.

The garden room, with its triple-glazed surround, offers panoramic garden views and year-round comfort thanks to underfloor heating and Amtico tiled flooring.

At the heart of the home is a beautifully appointed German Hacker kitchen, featuring gloss-fronted units, Corian worktops, a central island with Siemens induction hob and extractor, and a full range of high-spec integrated appliances, including a full-height fridge, Siemens steam oven, NEFF dishwasher, and warming drawer.

A separate utility room offers extra storage and access to the rear and garage. A cloakroom with WC sits off the hallway, and a flexible study/bedroom 4 completes the ground floor - ideal for guests or working from home.

Upstairs, the spacious master bedroom includes fitted wardrobes and a stylish en-suite shower room. Two further double bedrooms offer generous accommodation, with a well-appointed family bathroom serving both.

The landing provides access to all rooms, along with a useful airing cupboard and loft access, completing this thoughtfully arranged and well-maintained upper floor.

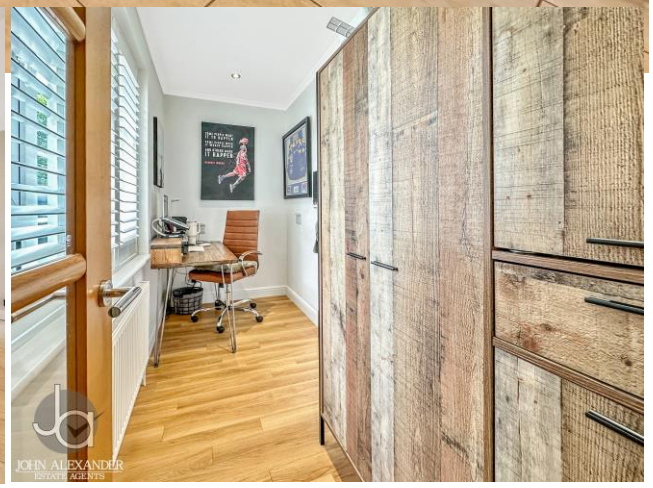
STEP OUTSIDE

The south-facing garden is a beautifully landscaped area that offers ample sunlight throughout the day, making it an ideal spot for relaxation and outdoor gatherings. It features a well-maintained lawn surrounded by lush greenery and vibrant plants.

A standout feature of this garden is the cosy corner with elegant seating, perfect for lounging or enjoying a morning coffee. Decorative privacy panels add a modern touch and enhance the garden's seclusion. Two stone sculptures on either side of the seating area contribute to the tranquil ambiance.

The patio area close to the house makes it perfect for al fresco meals.

The front garden of this property exudes charm with its well-manicured lawn and lush greenery. A paved driveway leads up to a spacious double garage, providing ample parking and functionality.



THE LOCATION

Leavenheath is situated in a picturesque village in the heart of the Suffolk countryside. This location offers a serene and peaceful environment, surrounded by lush green fields and scenic landscapes. It provides a charming rural setting, perfect for those who enjoy country living. Despite its tranquil surroundings, Leavenheath is conveniently connected to nearby towns and facilities, offering a blend of community spirit and accessibility.

The Old Road, Leavenheath, Suffolk, CO6 4QB, CO6 4QB

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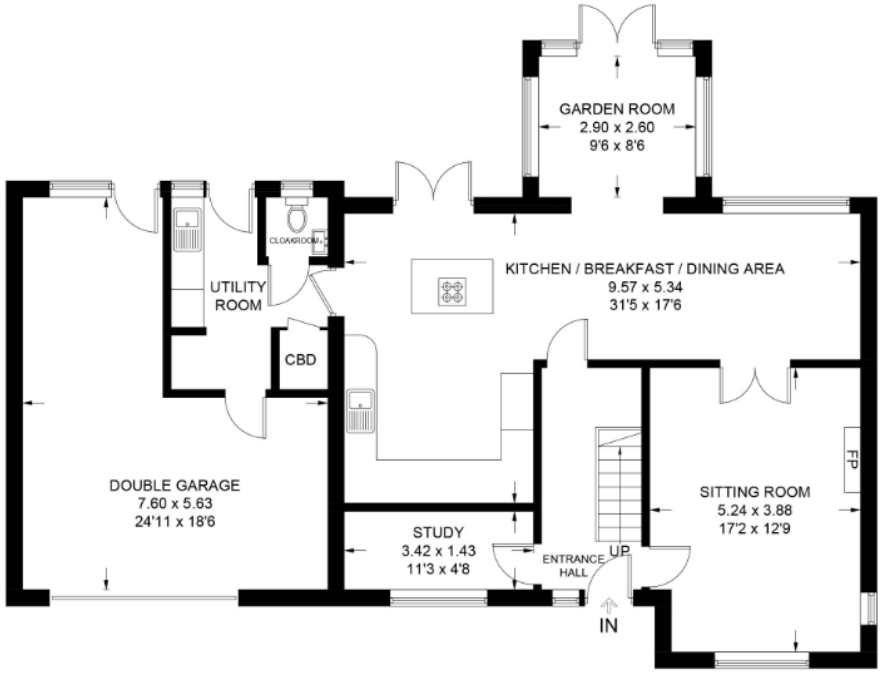
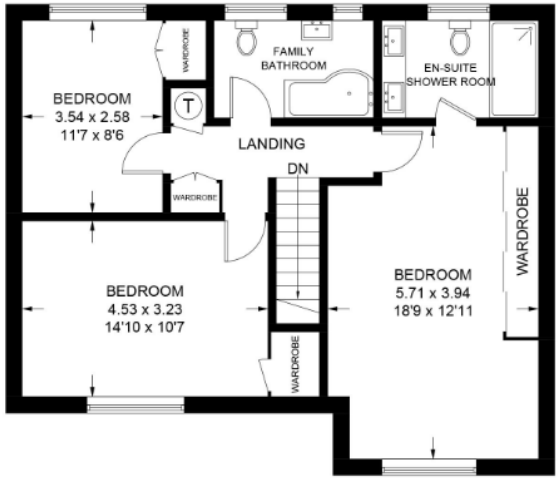
FLOORPLAN

The Old Road

Approximate Gross Internal Area = 193.1 sq m / 2078 sq ft
(Including Double Garage)



Ground Floor
124.8 sq m / 1343 sq ft



First Floor
70.4 sq m / 758 sq ft

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

DIRECTIONS

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