



- Leavenheath Village Location
- Exceptional Three Bedroom End Of Terraced Home
- Extended & Improved Throughout
- Modern Kitchen-Diner With Integrated Appliances
- Two Double Bedrooms & A Sizable Third Bedroom
- Fully Tiled Family Bathroom Suite
- Meticulously Maintained Rear Garden
- Summer House With Full Power

### 3 Harrow Street, Leavenheath, Colchester, Suffolk. CO6 4PW.

Set within the idyllic village of Leavenheath, on the picturesque Essex -Suffolk border is this upgraded & extended three bedroom end of terraced home. With field views, this property offers modern day living throughout. The ground floor accommodation allows for open-plan living, with a high specification contemporary kitchen-diner to the rear of the property, This luxury kitchen makes for ideal hosting, entertaining and family space and features modern grey tone units with granite work surfaces, along with the added benefit of integrated appliances. This excellent space also features underfloor heating & bi-folding doors to a meticulously maintained rear garden. The living room is positioned to the front of the property, housing a cast iron multi-fuel burner with a feature oak beam. The ground floor also benefits from a downstairs W.C.





# Property Details.

## Ground Floor

### Entrance Hall

Composite door leading to entrance hall, stairs to first floor, engineered flooring, doors to:

### Living Room



15' 11" x 11' 11" (4.85m x 3.63m) UPVC windows to side and front aspect, inset cast iron burner with oak beam, radiator, engineered flooring

### Kitchen-Diner



16' 0" x 15' 11" (4.88m x 4.85m) Range of modern fitted grey tone units with granite working surfaces over, centre island featuring inset single butler sink with stainless steel mixer tap over, hot water tap and complete with cupboard and drawers under. Integrated five ring electric hob with stainless steel extractor over, inset electric oven and grill and microwave oven. Integrated fridge/freezer, washer/dryer and dishwasher. UPVC bi-folding doors to rear aspect, UPVC windows to side aspect, skylight above, underfloor heating throughout.

### Cloakroom

6' 1" x 2' 8" (1.85m x 0.81m) Low level W.C, wall mounted sink, extractor fan, under stairs storage

## First Floor

### First Floor Landing

Stairs to ground floor, doors to:

### Master Bedroom



15' 8" x 8' 11" (4.78m x 2.72m) UPVC window to rear aspect, radiator, two built in wardrobes

### Bedroom Two



12' 6" x 9' 8" (3.81m x 2.95m) UPVC window to front aspect, radiator

# Property Details.

## Bedroom Three



9' 8" x 7' 11" (2.95m x 2.41m) UPVC window to front aspect, radiator

## Family Bathroom



Modern tiled bathroom suite comprising of pedestal wash hand basin, low level W.C, grey brick style tiles, panel bath with screen and drench shower over, UPVC window to rear aspect, extractor fan

## Outdoors



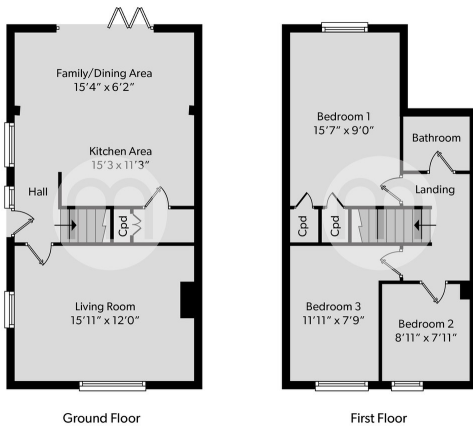
The outdoor space, has been landscaped throughout to a very high standard and maintained by the current vendor, throughout their ownership. Accessible from bi-folding doors from the kitchen-diner, the gardens commences with a beautiful patio area, ideal for outdoor dining furniture or seating. The remainder of the garden is laid with artificial grass for easy maintenance and bordering are feature mature shrubs & plants with the additional benefit of uplighters. There is also a summerhouse with full power to remain. The boundaries are formed by panel fencing and there is a side picket gate, providing side access to the property. The garden also benefits from an outdoor tap & additional electric point. We have been informed that provisions are in place to fit an electric gate to the front driveway, should any new owner wish to do so. The property benefits from generous off road parking to the front of the property for a large amount of vehicles.

## Agents Note

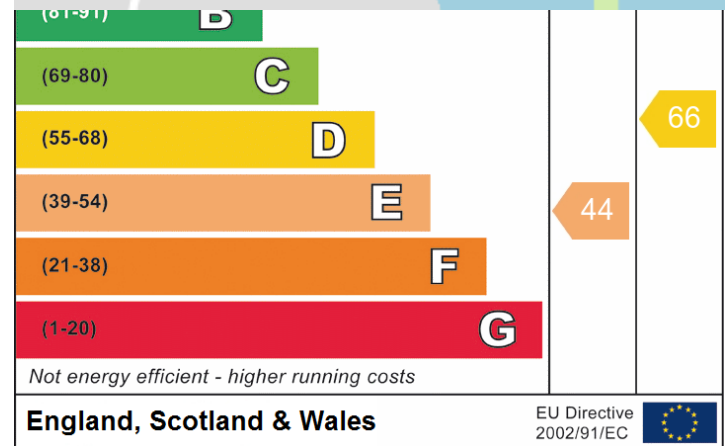
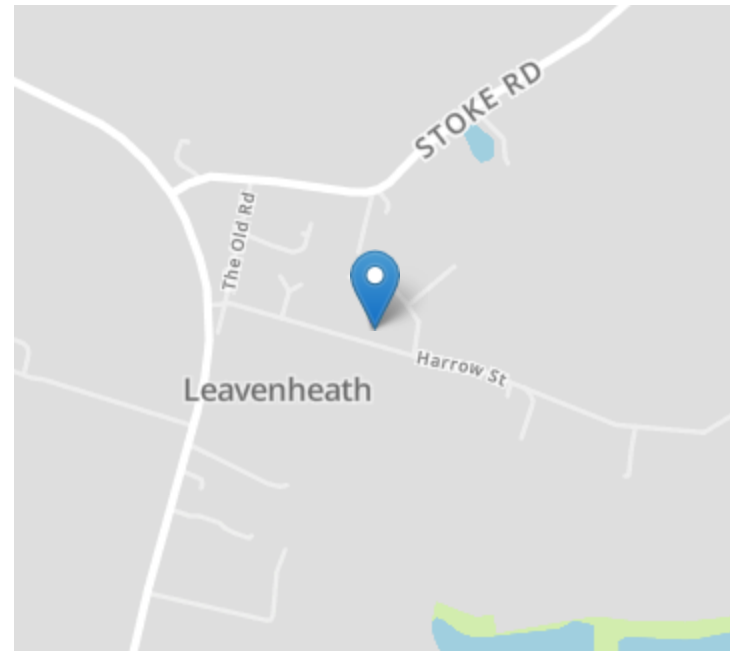
As mentioned before, the property benefits from granted planning permission. All documents and information can be found on Babergh Mid Suffolk planning portal with reference, B/17/00457. "Erection of first floor side and rear extensions and single storey rear extension.". We advise that any interested party discussed the planning documents if of interest, with their appointed solicitor.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.