



- Extended and upgraded detached family home
- Three / four generous bedrooms
- Sought-after village location in Leavenheath
- Stunning 31' open-plan kitchen / dining space
- Feature reception room with log burner
- Sun room with garden views
- Principal bedroom with en-suite shower room
- Block-paved driveway and double garage
- Easy access to Sudbury, Colchester & Stoke by Nayland Golf Club

3 The Old Road, Leavenheath, Colchester, Suffolk. CO6 4QB.

An Incredible, Extended, Improved & Upgraded Three/Four Bedroom Detached Family Home **Guide Price £575,000 - £600,000** The Old Road, Leavenheath, CO6 - Location: Leavenheath is a highly regarded village offering a semi-rural lifestyle with excellent access to nearby market towns. The property is conveniently positioned for Sudbury and Colchester, both providing a wide range of shopping, schooling, and transport links, including mainline rail services to London Liverpool Street. Local points of interest include the popular Stoke by Nayland Golf Club, countryside walks, and well-regarded village amenities, making this an ideal location for families and commuters alike.



Property Details.

Ground Floor

Entrance Hall

Study/Bedroom Four



11' 3" x 4' 8" (3.43m x 1.42m)

Reception Room



18' 9" x 12' 9" (5.71m x 3.89m)

Kitchen/Dining Room



31' 3" x 25' 10" (9.53m x 7.87m) (Max)

Sun Room



9' 8" x 8' 3" (2.95m x 2.51m)

Cloakroom

Utility Room

11' 11" x 9' 11" (3.63m x 3.02m)

Property Details.

Garage

22' 5" x 18' 6" (6.83m x 5.64m)

First Floor

Landing

Master Bedroom



18' 9" x 12' 9" (5.71m x 3.89m)

En-Suite



15' 10" x 9' 7" (4.83m x 2.92m)

Bedroom Two



14' 11" x 10' 9" (4.55m x 3.28m)

Bedroom Three



11' 8" x 8' 6" (3.56m x 2.59m)

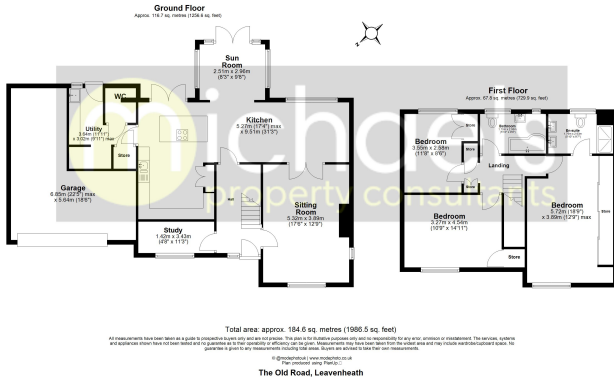
Bathroom



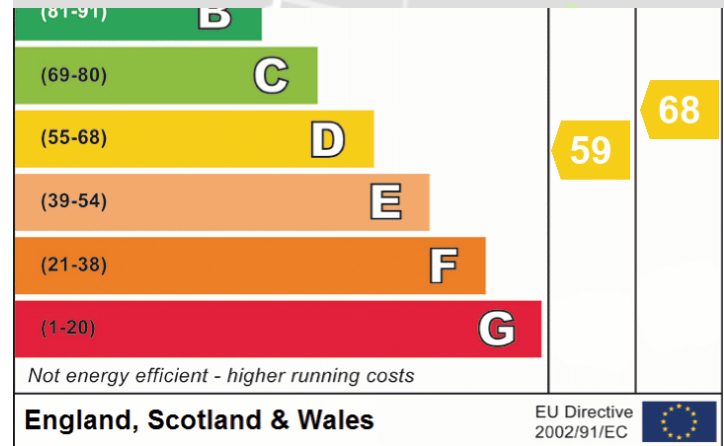
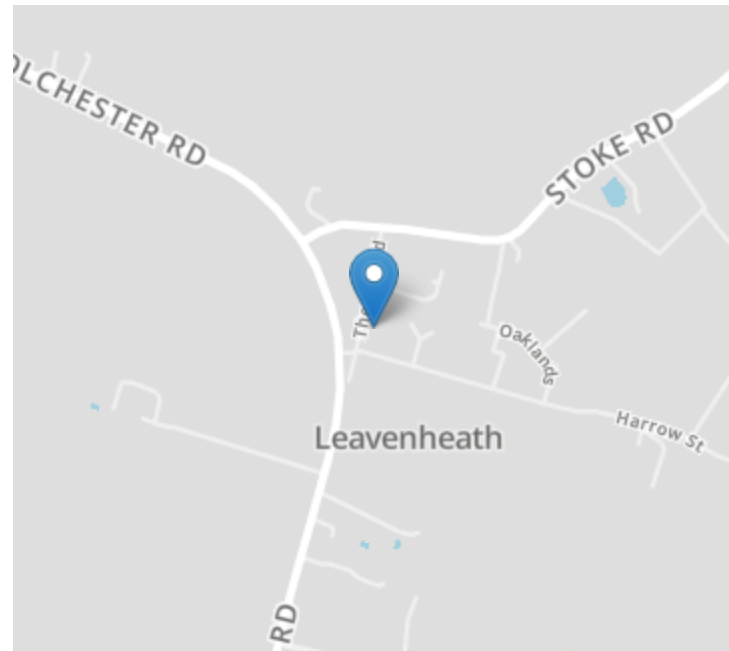
9' 9" x 5' 10" (2.97m x 1.78m)

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.