



- No Onward Chain
- Detached Bungalow
- Double Bay Fronted
- Lounge And Dining Room
- Fitted Kitchen
- Generous Garden
- Garage And Parking

### 14 Champion Way, Leavenheath, Colchester, Suffolk. CO6 4UP.

Offered to the market with no onward chain is this double bay fronted detached bungalow offering two double bedrooms. Located on this small, quiet estate in the village of Leavenheath situated halfway between Colchester And Sudbury. The village sits just west of the A134 and is a short drive from Colchester North railway station from which trains run directly to Liverpool Street. The property benefits from two double bedrooms, a spacious lounge, separate dining room, fitted kitchen and a family bathroom. Outside, the property enjoys a beautiful, good sized rear garden which is well established and comes with a garden shed and greenhouse. There is also a detached single garage, driveway and a front garden. Internal viewings are highly advised.



# Property Details.

## All Accommodation On Ground Level

### Entrance Hall

With UPVC double glazed window to front, airing cupboard, storage cupboard, doors to;

### Lounge



14' 6" x 10' 6" (4.42m x 3.20m) With UPVC double glazed bay window to front, radiator, gas fireplace, double doors to;

### Dining Room



10' 8" x 9' 1" (3.25m x 2.77m) With double glazed patio doors to rear, radiator, door to kitchen.

### Kitchen



14' 11" x 6' 10" (4.55m x 2.08m) With UPVC double glazed window to rear, double glazed door to side, a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, double oven, space for fridge/freezer, space for washing machine.

### Bedroom One



10' 8" x 9' 4" (3.25m x 2.84m) With UPVC double glazed window to rear, radiator, built in wardrobes.

# Property Details.

## Bedroom Two



11' 8" x 10' 4" (3.56m x 3.15m) With UPVC double glazed bay window to front, radiator, built in wardrobes.

## Family Bathroom



With UPVC double glazed obscure window to front, close coupled WC, wash hand basin, panelled bath, part tiled walls.

## Outside

### Rear Garden



The property enjoys a stunning rear garden which is a generous size and offers a patio area, a large lawn with a variety of established and matured shrubs and plants, garden shed and greenhouse to remain. Secure access to both sides and access to the garage.

### Garage

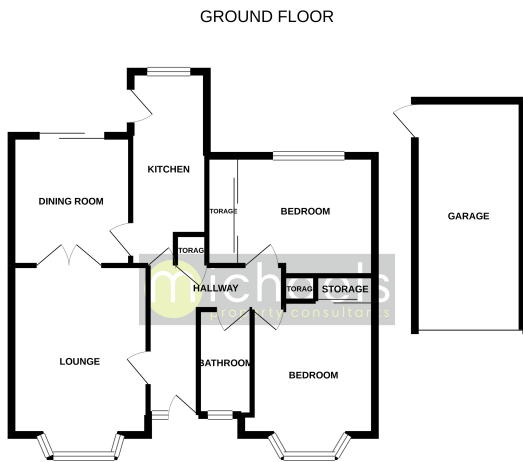
17' 1" x 8' 2" (5.21m x 2.49m) With up and over door to front, power and light connected, door to side, eaves storage.

### Driveway

In front of the garage providing off road parking.

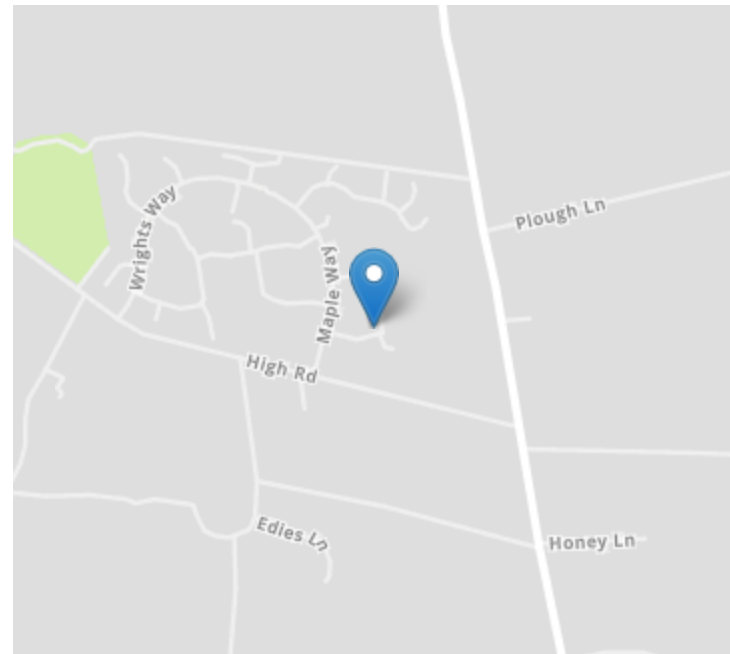
# Property Details.

## Floorplans



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of actual buildings, walls and areas may differ from the approximations and/or measurements to which the floor plan is based. The plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract or a guarantee. The plan is subject to change without notice. © 2017 Michaels Property Consultants. All rights reserved.

## Location



## Energy Ratings

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.