

oakheart



£425,000

Price Guide

The Green, Leavenheath

Guide Price; £425,000 - £450,000

An extended three bedroom link-detached home occupying a prominent position overlooking the beautiful six acre village green in the highly regarded village of Leavenheath. This attractive property has been modernised by the owners, including new windows, heating system, a stylish new kitchen, bathroom and downstairs cloakroom, as well as a landscaped rear garden, creating a superbly presented home ready to move straight into.

The house offers well balanced accommodation with a strong emphasis on ground floor living and delightful views to the front across the open green. The welcoming entrance hall leads to a charming sitting room with a bay window

and media wall, which opens into a separate dining room. To the rear, the impressive kitchen and breakfast room has been refitted to a high standard and provides an excellent everyday living and entertaining space with direct access outside. A light filled garden room overlooks the rear garden and offers a peaceful spot to relax throughout the year. A modern cloakroom completes the ground floor.

Upstairs are three well proportioned bedrooms and a beautifully refitted family bathroom. The principal bedroom enjoys views over the rear garden, while another bedroom benefits from the wonderful outlook across the village green.

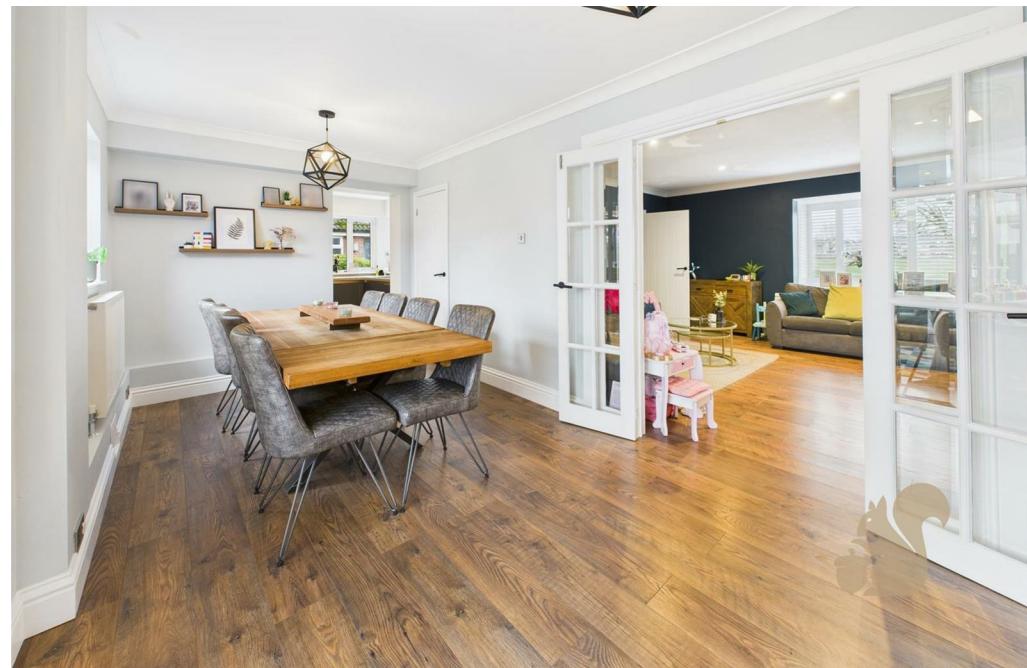
Outside, the property enjoys a pleasant south easterly facing rear garden, ideal for sitting out and entertaining. There is also a garage, with internal access and off street parking. Side access leads conveniently to the rear garden.

The location is a particular highlight, set on the edge of the village green yet within easy reach of local amenities. The property is also well placed for commuter links via the A134, with nearby Sudbury and Colchester providing a range of facilities and direct rail services to London Liverpool Street.

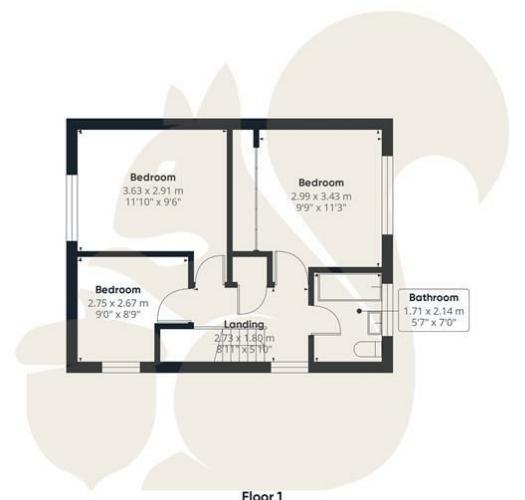
This is a rare opportunity to acquire a beautifully updated home in one of South Suffolk's most desirable village settings.











Oakheart Sudbury
01787 322 322
sudbury@oakheart.co.uk
18 Market Hill, Sudbury, Suffolk, CO10 2EA

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Local Authority:
Babergh

Tenure:
Freehold

Council Tax Band:
D

Energy Efficiency Rating

Approximate total area⁽¹⁾

117.8 m²
1267 ft²

Very energy efficient - lower running costs

(92 plus) **A**

(81-91) **B**

(69-80) **C**

(55-68) **D**

(39-54) **E**

(21-38) **F**

(1-20) **G**

Not energy efficient - higher running costs

England & Wales

EU Directive
2002/91/EC

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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