



Hizzy
REAL ESTATE AGENCY

20 Edies Lane, Leavenheath, CO6 4PA

Guide price £425,000 to £435'000

About the property

Guide £425'000 to £435'000 Occupying a generous plot with an approximate total length of 130ft (STS), this well-presented three-bedroom detached bungalow is situated in one of Leavenheath's most desirable 'no through' roads. Improved by the current owners in recent years, the property offers ample parking, a garage, generous front and rear gardens and a bright kitchen dining/garden room with doors opening onto the rear garden. The current owners have modernised and improved the property in recent years, creating a light, comfortable and well-presented home. The accommodation includes a welcoming living room, a modern fitted kitchen opening into a bright dining/garden room with doors opening directly onto the rear garden, creating an ideal space for everyday living and entertaining. In addition, there are three bedrooms and a contemporary shower room. Leavenheath remains one of the area's most sought-after villages, surrounded by attractive countryside whilst remaining conveniently placed for access to Hadleigh, Colchester and mainline rail links.

Outside

Outside, the property benefits from ample off-road parking, a garage and generous front and rear gardens. The rear garden is a particularly attractive feature of the property, providing plenty of space for relaxing, gardening and entertaining family and friends, whilst the overall plot extends to an approximate total length of 130ft (STS).

Useful info

All mains services are connected with the heating being gas fired via radiators (not tested by the agents). Band "D" council tax rating with the local authority being Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX. The What3words location is [//ripe.piper.insurance](https://www.what3words.com/#!/en/ripe.piper.insurance). Broadband download and upload speed available up to 1000 mbps (Source Ofcom). Mobile coverage, Vodafone, EE and O2 have good outdoor coverage, Three has variable outdoor coverage (Source Ofcom).

Area

Situated on the Suffolk/Essex border between Sudbury and Colchester, Leavenheath is a highly regarded village that combines the tranquillity of rural living with excellent accessibility. The village enjoys a picturesque countryside setting close to the renowned Dedham Vale, offering an abundance of walking, cycling and outdoor recreational opportunities amidst some of East Anglia's most attractive landscapes. Leavenheath benefits from a strong sense of community, supported by a village hall, local events and a traditional country pub, while nearby villages provide further everyday amenities and schooling. The village is conveniently positioned on the A134, providing straightforward access to the market town of Sudbury and the historic city of Colchester, both of which offer a wide range of shopping, leisure and rail services into London. Residents also enjoy easy access to the popular Stoke by Nayland Resort with its golf, spa and leisure facilities, making Leavenheath an attractive choice for those seeking a balance of countryside charm, community spirit and commuter convenience.





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- Three-bedroom detached bungalow
- Modernised by current owners
- Garage and ample parking

- Desirable Leavenheath location
- Kitchen dining/garden room
- Light and bright living room

- Approx. 130ft total plot length (STS)
- Generous front and rear gardens
- Shower room





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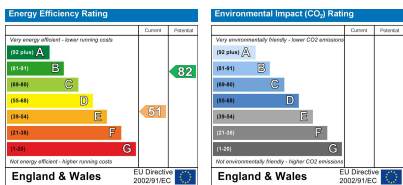
Ground Floor



Total area: approx. 96.2 sq. metres (1035.0 sq. feet)

The Floorplan is intended as a guide only and all measurement are approximate and not to scale. Plan produced using PlanUp.

EPC



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