



NP NICHOLAS
PERCIVAL

To Let. £1,850 PCM

Elmstead, Honey Tye, Leavenheath CO6 4NX



A stylish and individual two-bedroom bungalow finished to an exceptional standard,
perfectly positioned within the charming hamlet of Honey Tye.

To Let £1850 pcm | Holding deposit £426 | Deposit £2,130
EPC B86 | Babergh District Council Tax Band D

Property

Elmstead is a traditionally built detached bungalow constructed of Bulmer handmade bricks laid in Flemish bond, beneath a natural Windsor slate roof, with flush casement timber-frame AAA-rated windows, Marshalls natural stone copings and a fully flagged patio and terrace.

The German-designed kitchen is beautifully appointed with a range of integrated SMEG appliances including an induction hob with extractor hood, oven microwave, warming drawer, fridge freezer, dishwasher, coffee machine and wine chiller. Handleless cabinetry with a hand-lacquered matt finish is complemented by elegant marble work surfaces and a matching kitchen island.

The utility room includes an integrated washer/dryer, while both kitchen and utility benefit from pull-down pure zinc spray taps.

The luxurious bathroom, which also serves as a Jack and Jill en-suite to the principal bedroom, is fully tiled in Italian ceramic tiles and fitted with solid zinc taps, a rainfall shower, handheld pressure hose and an oversized double-ended bath.

Further high-quality finishes include handwoven wool carpets to the bedrooms with Grade 11 underlay, while energy efficiency has been carefully considered throughout with an air source heat pump, underfloor heating, smart digital thermostats to each room and AAA-rated glazing.

Additional features include TV points to all rooms, double USB sockets to the bedrooms, lounge and kitchen, together with adaptable spotlights that switch from warm to cool lighting at the touch of a button.

Outside

The property benefits from off-road driveway parking for two vehicles, complete with a fast electric car charging point and wildlife-sensitive exterior lighting. A flagged terrace surrounds the bungalow, creating an excellent space for outdoor entertaining and relaxation.



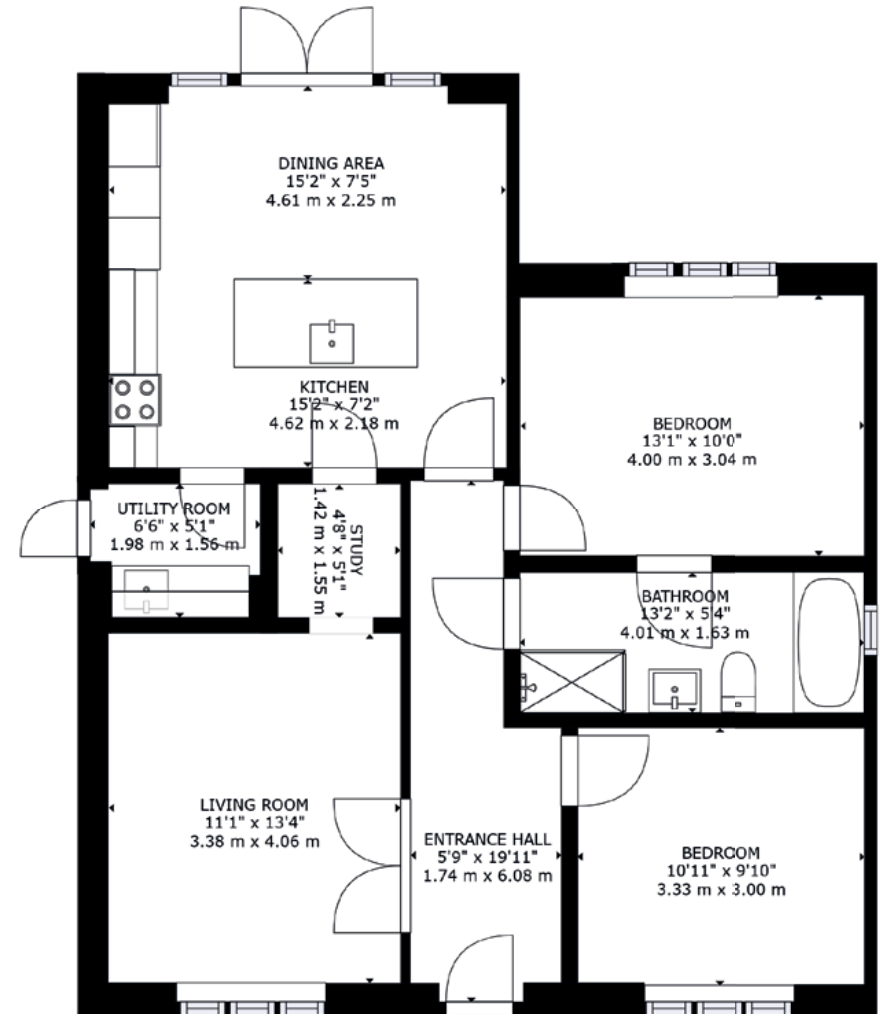




Location

Nestled on the Suffolk/Essex border, Honey Tye and Leavenheath offer an idyllic blend of countryside charm and excellent connectivity. Surrounded by rolling farmland and close to the beautiful Dedham Vale Area of Outstanding Natural Beauty, the area is renowned for its scenic walks, ancient woodland and peaceful rural setting. Despite its tranquil atmosphere, Leavenheath enjoys convenient access to both Colchester and Sudbury via the A134, together with a strong local community, traditional village pubs and a range of nearby amenities, making it a highly desirable location for country living.





GROSS INTERNAL AREA
FLOOR 1: 894 sq. ft, 83 m²
TOTAL: 894 sq. ft, 83 m²

Illustration for identification purposes only.
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.

NP NICHOLAS
PERCIVAL

01206 563222

info@nicholaspercival.co.uk

nicholaspercival.co.uk

Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

Please note, digitally enhanced were taken in 2023 and the property has since been occupied.

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.