



Grier & Partners



BEDFORD HOUSE, BLUNDENS CORNER, STOKE BY
NAYLAND, COLCHESTER, CO6 4RA
OFFERS IN EXCESS OF £699,950





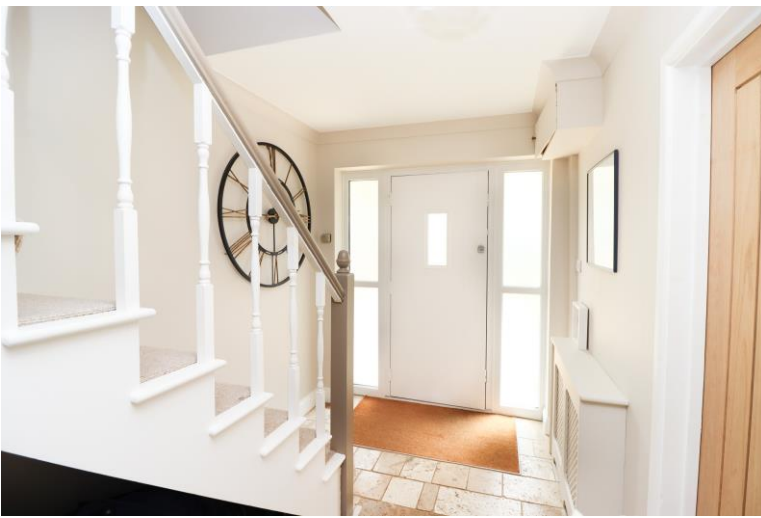
INTRODUCTION

this four double bedroom family home situated in the delightful village of Stoke-by-Nayland offers a purchaser the opportunity to enjoy a particularly well presented property with a contemporary edge. The open plan Living/ Kitchen/ Dining room offers a total 447 square feet of space and is the central hub of the house, landscaped rear garden, ample parking and a useful study and garage complete this family home.



INFORMATION

of conventional construction under a concrete tiled roof with a combination of painted brick and rendered elevations. Recently extended to the side over two storeys. Heating is provided by an oil fired boiler to radiators throughout and hot water via cylinder. Electrics supplied via RCD consumer unit in the hall, a good level of broadband is available to the property. Windows and doors are UPVC sealed units with a composite front door and UPVC fascias and soffits.



DIRECTIONS coming off the A12 into Stratford St Mary, take the first right onto School Lane and continue until you get to Higham. Turn left at the triangle onto the B1068 and continue for about 3 1/2 miles. The property can be found on the right hand side with off-road park available.

STOKE BY NAYLAND The Idyllically located village in the Area of Outstanding Natural Beauty benefits from a well regarded Church of England Primary school, Stoke By Nayland Hotel Golf Club and Spa which is home to two 18 hole golf courses, luxury hotel rooms and spa. The village also has a post office and village shop, a village hall, a park and lots of local rural walks as well as two pubs, The Angel Inn and The Crown.

SERVICES heating via oil fired boiler, mains water, electric and broadband connected to the property.
Local Babergh District Council - 0300 123 4000
Council tax band – E – Energy Performance Rating - tbc

NOTE As vendor's agents, we are unable to give any guarantee as to the condition of any appliance included (where mentioned) in the property. The photographs are provided to show the internal and external appearance of the building and in no way should a buyer assume that any contents are to be included either inside or out.

ACCOMMODATION extended over two floors, on the first floor:

BEDROOM ONE 16'08 x 11'07 stunning principal bedroom enjoying dual aspect windows to the front (South) and rear (North), extensive space for super-king size bed, chair and wardrobes, views to the front over the green, door to the:

EN-SUITE 9'05 x 2'11 pattern tile floor, wash basin inset to vanity unit, towel rail, w/c and tiled shower with dual heads. Recessed ceiling light and extractor fan. Corridor returns to the landing with hanging space to the side:

BEDROOM TWO 16'11 x 11'04 dual aspect bedroom with windows to the front (South) and side (East), a spacious second bedroom.





BEDROOM THREE 11'03 x 8'02 window to the front (North) overlooking the village green, double bedroom with further space for wardrobes. Adjacent to the door to bedroom three is a further door into the walk-in-wardrobe/storage with hanging rail and low level storage.

BEDROOM FOUR 9'05 x 8'06 window to the rear (North) a generous fourth bedroom with space for double bed and wardrobes, ideally situated for a nursery.

FAMILY BATHROOM 6'10 x 5'09 opaque window to the rear, travertine tiled floor and walls to ceiling height, inset panel bath to the side with dual head shower and screen over, w/c and wash basin inset to vanity unit. Heated towel rail, recessed ceiling lights and extractor fan.

LANDING 11'01 x 6'01 with doors to bedrooms, loft access and stairs descending to the:

GROUND FLOOR entrance from the front porch via a secure composite door into the:

HALL 15'07 x 6'11 welcoming space with tiled floor, under stairs space and doors to the ground floor rooms, RCD consumer unit.

SITTING ROOM 16'11 x 11'04 dual aspect with windows to the front and side filling the room with light Recently re-designed and furnished, this welcoming space is focused on a sandstone open fireplace and oak flooring.

UTILITY ROOM 13'00 x 5'06 window to the rear overlooking the garden and opaque glazed door to the side onto the terrace. High quality shaker style units to the rear and side under a light granite work surface, inset butler sink with wander tap over, space and plumbing for washing machine and tumble dryer, heated towel rail and recessed ceiling lights complete the room.

REAR HALL 5'11 x 3'06 open from the utility room, extensive hanging space with shelf over, wooden flooring, door into the hall.

CLOAKROOM 5'10 x 2'10 wooden flooring extends from the rear hall, w/c with concealed cistern, corner pedestal hand basin and tiled window recess, feature wall to the side.





KITCHEN/ DINING/ LIVING ROOM 24'07 x 21'03 (max) 16'04 (min) windows to the front and rear flood the space with light, this stunning room is the focal space of the house and a centre piece of the contemporary yet warm and welcoming style the property possesses. The kitchen area has a range of contemporary wall and base units to two sides that provide extensive storage space and provision for the built-in fridge/ freezer and dishwasher, central island unit with breakfast bar and pan drawers. Light granite work surface to the sides with inset stainless steel under-mount wash basin, granite work surface extends to the island unit. Light oak flooring, the space is configured with a large dining table to the side and day seating area to the front with space for wall mounted tv, combination of recessed ceiling lights and feature light fittings over the dining table. Triple panel bi-fold doors open out onto the terrace and back garden.

STUDY 9'03 x 7'07 this space converted from the garage has a window to the rear, glazed door to the side, electric under-floor heating and recessed ceiling lights, a fantastic office space away from house with scope for use as an occasional bedroom if required.

GARAGE 9'11 x 15'01 up and over door to the front, extensive eaves storage space, power and light are connected.

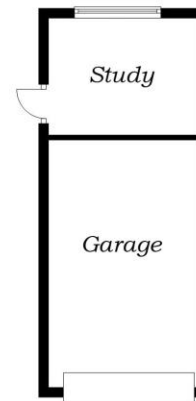
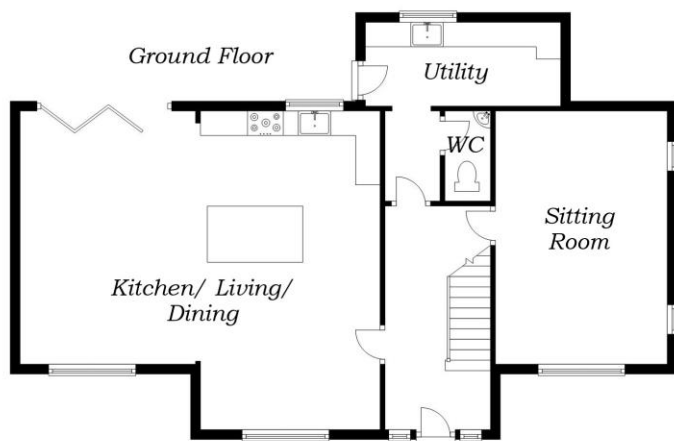
OUTSIDE the rear garden of the property has been professionally designed and landscaped to utilise the space available in a stylish and efficient manner. Presenting a wonderful family friendly space that offers a range of seating areas from the large terrace at the rear of the property with overhanging festoon lighting and steps down to the lawn, to a raised paved seating area at the side of the garden flanked by mature hydrangeas. The rear garden is largely private with gated side access and an array of mature plants, trees, flowers and shrubs. Summerhouse to the rear boundary.

TO THE FRONT a large in and out driveway provides ample parking space for a number of vehicles and frames the approach to the property. Weave fencing secures an area of garden to the side with a raised productive vegetable bed, greenhouse and tool shed and a wonderful treehouse.





Grier & Partners
THE PROPERTY EXPERTS



First Floor



Grier & Partners
THE PROPERTY EXPERTS

