



£650,000

Guide Price

Paddock Grove, Nayland

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Discover Paddock Grove, an exceptional development comprising nine meticulously crafted new homes. Nestled in the coveted Colchester village of Nayland, this select community enjoys a sought-after elevated location. Presented by the esteemed Raer Group, known for their diverse portfolio ranging from high-quality starter homes to executive detached houses and bespoke projects, Paddock Grove exemplifies their commitment to excellence. Each residence at Paddock Grove is built to an extraordinary standard, boasting premium fixtures and fittings that redefine modern living.

Plot 8 at Paddock Grove, known as The Horkesley, is a spacious 4-bedroom detached home. The ground floor comprises an inviting entrance hall with a graceful staircase leading to the first floor, a

convenient cloakroom, and access to the kitchen/dining/family room, utility room, living room, and home office. The fully integrated kitchen includes a breakfast bar and seamlessly flows into the family dining area, a generously sized open-plan space illuminated by a large corner window, French doors to the side, and two additional windows, bathing the room in natural light. The utility room is thoughtfully positioned adjacent to the kitchen. Across the hallway, you'll find the inviting living room, as well as the home office, both with windows offering rear views.

Upstairs, the landing provides access to all four bedrooms and the family bathroom, complete with an airing cupboard. The master bedroom enjoys the added convenience of an ensuite shower room,

while the remaining three bedrooms are generously proportioned doubles. Outside, each property boasts a spacious plot, off-road parking, and a garage.

All homes at Paddock Grove are backed by a comprehensive 10-year Advantage warranty. Standard specifications include integrated Magnet kitchens with branded appliances and Silestone worktops, high-quality white sanitary ware with full-height tiling in shower cubicles, highly efficient Valliant air source heat pumps providing underfloor heating on the ground floor and radiators on the upper floor, and access to super-fast broadband. Externally, the properties feature garages or parking (depending on the plot), rear garden lawns, and ample stone patios.





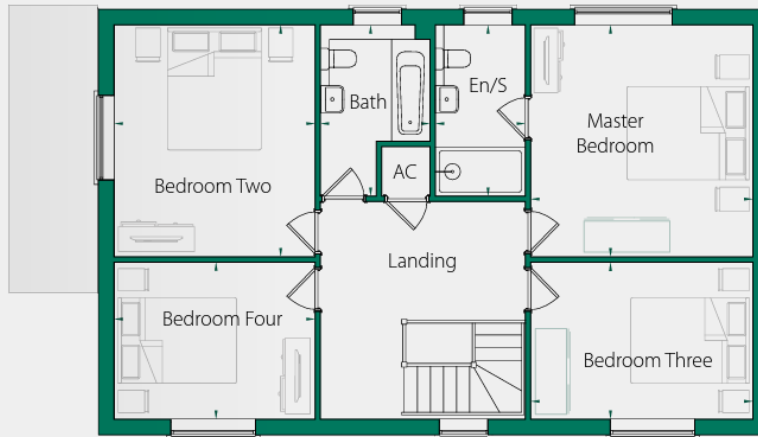
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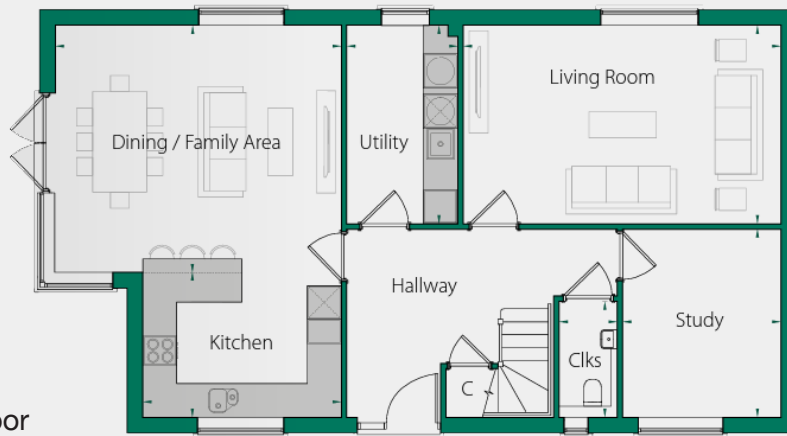


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First Floor



Ground Floor



2,012 sq ft (186.9 sq m)

**Local Authority:**  
Babergh District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	90	90
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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