



**9 Willow Grove
Nayland, Suffolk**

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BURR**



9 Willow Grove, Nayland, Colchester, Suffolk, CO6 4LH

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, a church, hairdressers and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A three-bedroom detached chalet style property enjoying a private, tucked away position on a small, well-planned development located within the highly regarded parish of Nayland. Lying within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an adaptable accommodation of approximately 1,150sq ft enjoying a south facing rear aspect in addition to a substantial, open plan reception space, stylish fitted kitchen and both a pantry store and utility store. Further benefits to the property include a partitioned garage with office area to rear and useful further storage space, driveway providing allocated off-street parking for two vehicles and established south facing gardens with decked terrace and multiple timber framed external stores.

A two/three bedroom detached chalet style property presented to an excellent standard and enjoying a central village location within the Dedham Vale Area of Outstanding Natural Beauty and further benefitting from a partitioned garage with office area to rear, driveway and south facing rear gardens.

Half height obscured panel glazed UPVC clad security door opening to:

ENTRANCE HALL: 8' 2" x 3' 7" (2.51m x 1.10m) With stripped wood effect flooring throughout, staircase off and panel door to:

SITTING ROOM/DINING ROOM: 20' 5" x 17' 0" (6.22m x 5.18m) Enjoying a southerly aspect with notable features including casement window and french doors to rear with access to the raised decked terrace and south facing gardens. The focal point of the room is a central fireplace with stone hearth, wooden surround and mantle over. Panel door to:

KITCHEN: 13' 7" x 7' 5" (4.15m x 2.25m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Ceramic single sink unit with mixer tap over, casement window to side and appliances including a Neff double oven, four ring Bosch hob and extraction above. Further integrated appliances include a full height

fridge/freezer and dishwasher. Door to full height pantry store, further door to utility store and half height panel glazed door to outside. Windows to front and side and stripped wood effect flooring.

OFFICE/STUDY: 11' 4" x 8' 2" (3.45m x 2.50m) Partitioned from the garage to create an internally accessed office space with stripped wood effect flooring, LED spotlights and full height panel glazed door to outside.

BEDROOM 3/SNUG: 10' 2" (7' 2") x 8' 11" (3.11m (narrowing to 2.20m) x 2.72m) A versatile room ideally suited as a ground floor bedroom although offering excellent potential as a snug, if so required. Casement window range to front, door to store room with attached hanging rail providing useful cloaks storage.

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CLOAKROOM: 6' 1" x 3' 3" (1.87m x 1.00m) Fitted with ceramic WC, wash hand basin within a fitted base unit and wall mounted heated towel radiator. Obscured glass window to side.

First floor

BEDROOM 1: 14' 8" x 11' 11" (4.48m x 3.62m) Enjoying a southerly aspect with window range to rear affording views across the gardens, hatch to loft and fitted wardrobes. Door to useful eaves storage space.

BEDROOM 2: 14' 4" x 10' 3" (4.37m x 3.13m) With window range to front affording views across the adjacent landscape. Hatch to loft and half height tongue and groove panelling. Door to eaves storage space.

SHOWER ROOM: Fitted with ceramic WC, durovit wash hand basin with tiling above and fully tiled separately screened shower with both mounted and handheld shower attachment. Obscured glass window to side.

Outside

The property is situated on Willow Grove, part of the Nayland Heights development although enjoying a private, tucked away position with an elevated aspect. A driveway provides tandem parking for space for two vehicles with direct access to the:

GARAGE: 8' 8" x 4' 6" (2.64m x 1.37m) With up and over door.

The south facing rear gardens are conveniently placed with side access to the property, central expanse of lawn, decked terrace, mature border planting and two substantial timber framed external stores set to rear with further central decking area.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Electric thermostatic radiators. **NOTE:** None of these services have been tested by the agent.

EPC RATING: Pending report. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///bugs.remaining.forgiving

LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** D

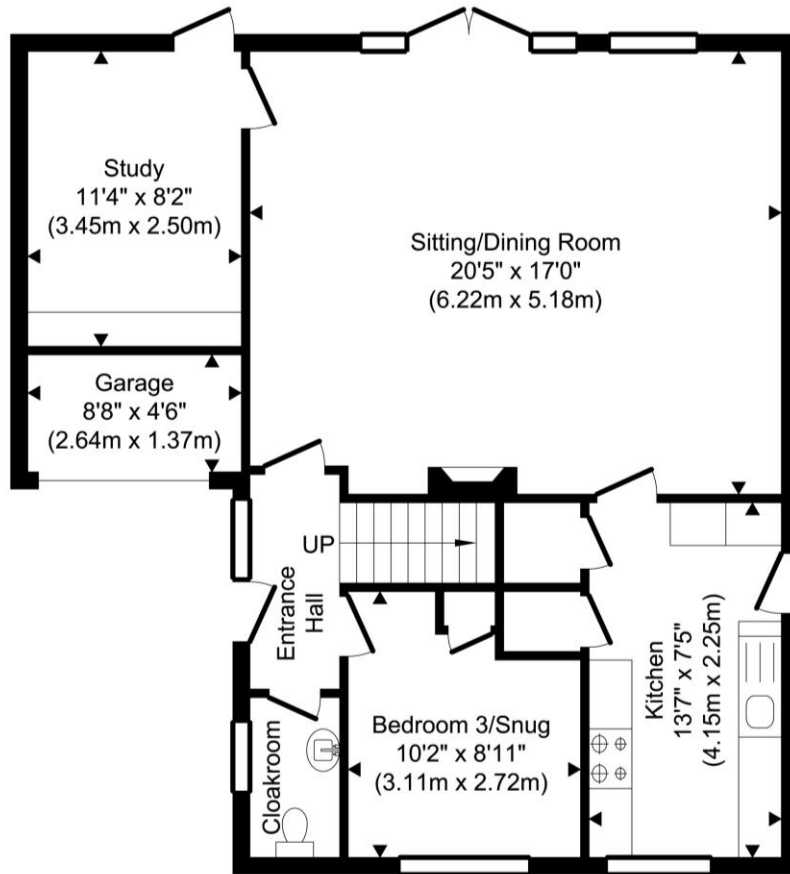
BROADBAND: Up to 47 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

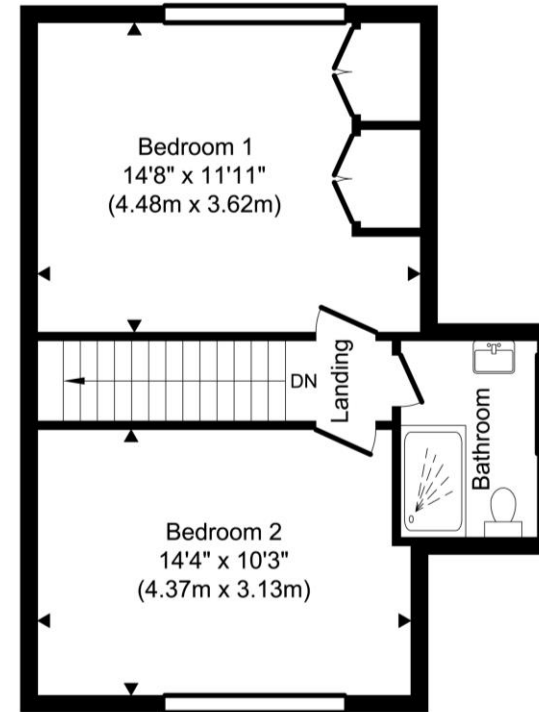
VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Ground Floor
Approximate Floor Area
768.97 sq. ft.
(71.44 sq. m)



First Floor
Approximate Floor Area
411.18 sq. ft.
(38.20 sq. m)

TOTAL APPROX. FLOOR AREA 1180.15 SQ.FT. (109.64 SQ.M.)

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