



14 HEYCROFT WAY, NAYLAND,

COLCHESTER, CO6 4LN

NP NICHOLAS
PERCIVAL

14 Heycroft Way is a well-presented, extended two / three-bedroom semi-detached chalet style bungalow, offering three reception rooms, ground floor bathroom, kitchen, study (single bedroom if desired), two first floor double bedrooms with accompanying shower room. There is ample off-road parking in addition to the single garage, with separate timber workshop to the rear. There is a secluded and enclosed maturely planted garden, with small brook to the rear boundary.

Tenure Freehold | Council Tax Band C, Please Note Improvement Indicator Applies | Oil Fired Central Heating | EPC E



Property

14 Heycroft Way enjoys a tucked away position upon a quiet turning in the popular and picturesque village of Nayland, adjacent to the River Stour, which forms the Essex / Suffolk county border.

On entering the property, the entrance hallway allows access to the sitting room with cosy log burner. To the rear the present owners took the opportunity to extend the property and created a dining room that enjoys views of the garden. Natural light floods into this space, the room is dual aspect with bi-fold doors to the patio and ceiling skylights.

The well-appointed kitchen features a ceramic sink, integrated dishwasher, integrated fridge, Rangemaster Cooker with accompanying

extractor hood. To the side of the kitchen is a utility cupboard that contains space and plumbing for both a washing machine and tumble dryer. The kitchen offers ample storage via a good array of cupboards and drawers, with a shaker style finish and the attractive oak block worktop completes the country style look.

To the front of the property there is a study / snug that could easily be utilised as a ground floor bedroom. An understairs cupboard provides useful storage space and the bathroom completes the ground floor accommodation, comprised of a double ended bath, with shower screen and mixer hose, toilet, handbasin and heated towel rail.

Ascending the stairs to the first floor, there are two spacious double bedrooms that share the accompanying shower room. The master bedroom benefits from built in wardrobes, the second double bedroom is dual aspect and contains the airing cupboard. The shower room completes the internal accommodation, comprised of a shower cubicle, toilet and handbasin.

Outside

To the front of the property there is ample off-road parking via a driveway that leads to the single garage (with power and lighting).

A gate allows access to the enclosed and secluded rear garden. The garden is maturely planted with a range of trees and shrubs, and to the rear boundary there is a little brook.

The oil tank is located to the rear of the garage and adjacent to this is the timber workshop, again with power and lighting.

Adjacent to the property and accessed via both the kitchen and the bi-folds to the dining room, is a patio providing an excellent space for entertaining and relaxation.

Situation

Heycroft Way is a quiet turning off Bear Street in the popular and picturesque River Stour village of Nayland, in the heart of the Dedham Vale Area of Outstanding Natural Beauty.

Historically the wealth of the village was based upon the success of the wool and cloth merchants who constructed many fine Tudor buildings. Modern day Nayland offers a popular public house (adjacent to the river),



primary school, doctors' surgery, and post office.

Transport connections are first rate, the village is located just off the A134, approximately half way between the historic city of Colchester and the pretty Georgian Market town of Sudbury. Colchester's mainline train station is easily accessed for connections to London Liverpool Street, Ipswich & Norwich.

Agents Notes

Presently the property is Band C Council Tax, however given the property has been extended the Council Tax Improvement Indicator Applies. The property is served by an Oil-Fired Central Heating System.

Our particulars are produced in good faith but can only be used as a guide to the property.

If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property. Any measurements quoted are for guidance only.

No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





IMPORTANT: we would like to inform prospective purchasers that these sales 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 buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Babergh District Council, Tel 01206 282 222. **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

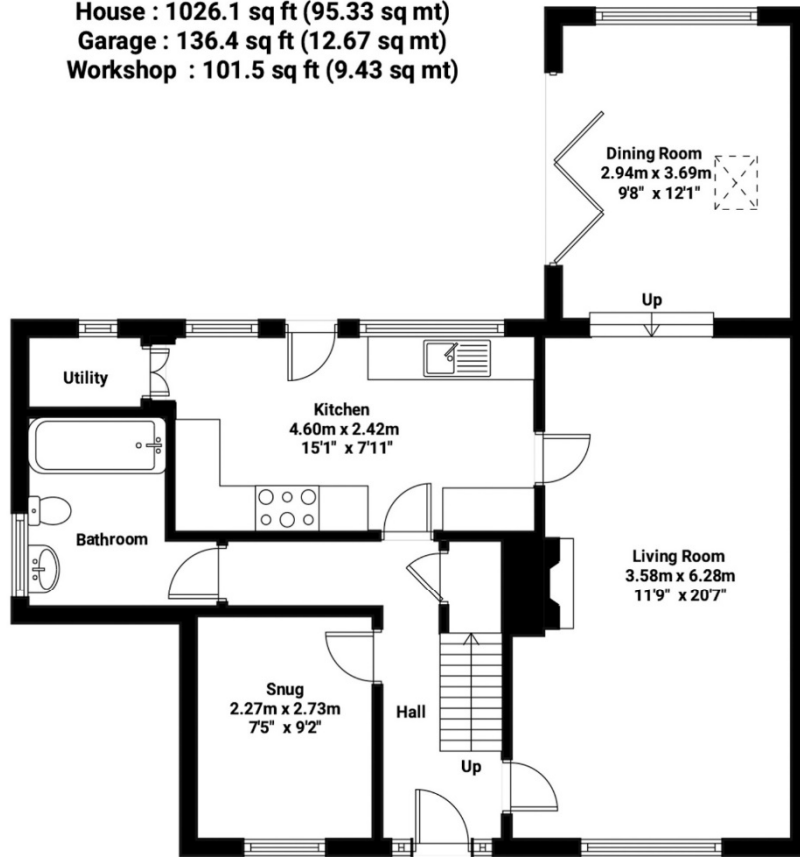
NP NICHOLAS PERCIVAL

NICHOLAS PERCIVAL are proud to be members of;

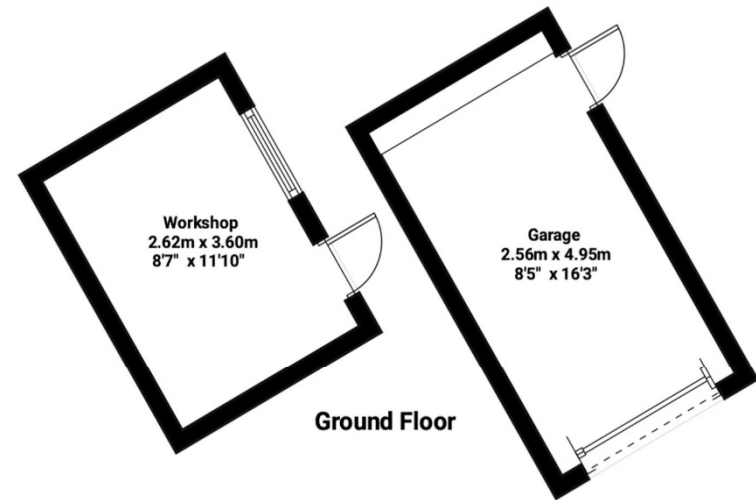




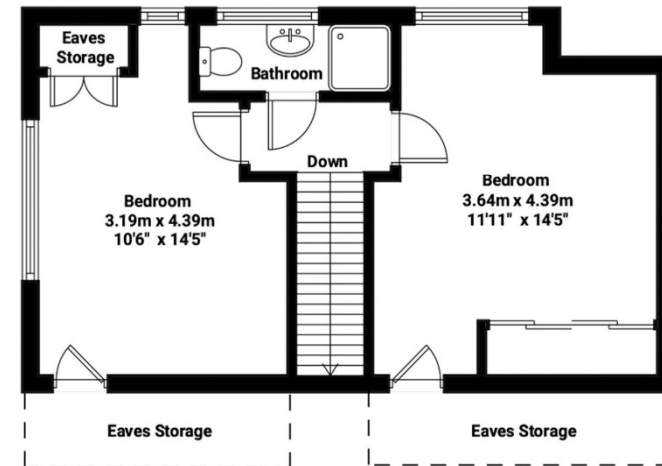
TOTAL APPROXIMATE FLOOR AREA :
 1264 sq ft (117.43 sq mt)
 House : 1026.1 sq ft (95.33 sq mt)
 Garage : 136.4 sq ft (12.67 sq mt)
 Workshop : 101.5 sq ft (9.43 sq mt)



Ground Floor



Ground Floor



First Floor



Heycroft Way, Nayland

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

