



**1 Stoke Road  
Nayland, Suffolk**

**DAVID  
BURR**





# 1 Stoke Road, Nayland, Colchester, Suffolk, CO6 4JD

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, a church 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 central village property having benefitted from a recent programme of lower ground floor conversion enjoying a central village location within the much sought after parish of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property presents an ideal principal residence or lock up and leave opportunity with lower ground floor office space with kitchenette and en-suite shower room facilities. Completed to an excellent standard throughout and lying within convenient reach of The Anchor public house, village deli and stores, post office and network of public footpaths and countryside walks. Further benefits to the property include tandem parking with space for two vehicles and a courtyard garden enjoying a south facing aspect with views across the village toward Fen Street and the parish church.

## **A three bedroom central village property benefitting from a recent programme of lower ground floor conversion, situated within the heart of the village of Nayland. Located within the Dedham Vale Area of Outstanding Natural Beauty, the property further benefits from a south facing courtyard and tandem off-street parking for two vehicles.**

UPVC-clad security door opening to:

**KITCHEN:** 11' 6" x 7' 10" (3.52m x 2.41m) Fitted with an extensive range of gloss-fronted base and wall units with copper-style handles, wood-effect preparation surfaces over and tiling above. Single sink unit with mixer tap over, window range to side and fitted appliances including an oven with four-ring hob above, extraction over, fridge, freezer and space and plumbing for washing machine/dryer. A peninsula unit provides a seating area for two people with wood-effect flooring throughout, tall storage unit, window to front and opening to:

**INNER HALL:** With window to side, staircase off and panel door to:

**SITTING ROOM:** 12' 11" x 11' 7" (3.97m x 3.54m) Enjoying a southerly aspect with sliding patio door to rear, stripped wood-effect

flooring throughout and door to under stair storage recess. Brick fireplace with a mosaic tiled hearth, oak mantle over and direct rear access to:

**BALCONY:** Enjoying an open seating area, well placed to enjoy the south facing aspect with views towards the Church of St James.

### **First floor**

**LANDING:** With hatch to loft, obscured glass window to side and door to linen store housing water cylinder with useful fitted shelving.

**BEDROOM 1:** 11' 7" x 9' 8" (3.56m x 2.97m) With window range to rear affording elevated views across the finally preserved medieval village incorporating the Church of St. James.



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**BEDROOM 2: 9' 6" x 5' 8"** (2.90m x 1.74m) Ideally suited as a single bedroom or as office/study, if so required, with window to front affording views across Gravel Hill, fitted shelving.

**FAMILY BATHROOM: 6' 10" x 5' 7"** (2.09m x 1.70m) Fitted with ceramic WC, wash handbasin within a wood-effect base-level unit, bath with tiling above and hand-held shower attachment, obscured glass window to front.

## Outside

The property enjoys a central village location and is approached via a shared tarmac driveway which continues beyond the property to a tandem area of off-street parking with space for two vehicles. Direct access is provided beneath the property via panel glazed double doors opening to:

**OFFICE/BEDROOM 3: 19' 8" x 10' 2"** (6.00m x 3.10m) With herringbone pattern stripped high grade wood effect flooring, wall heater and LED spotlights. Opening to:

**KITCHENETTE: 8' 9" x 5' 8"** (2.67m x 1.73m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Single sink unit with mixer tap over and integrated appliances including a fridge and washing machine/dryer. Door to:

**SHOWER ROOM: 8' 8" x 3' 10"** (2.65m x 1.19m) Recently fitted and partly tiled with ceramic WC, wash hand basin within a matte finished fitted base unit and fully tiled separately screened shower unit with both mounted and handheld shower attachment. Wall mounted heated towel radiator and LED spotlights.

A hugely versatile space offering excellent potential as an annexe/holiday let (subject to the necessary planning consents).

**TENURE:** Freehold

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

**EPC RATING:** D. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///limits.soccer.tumble

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

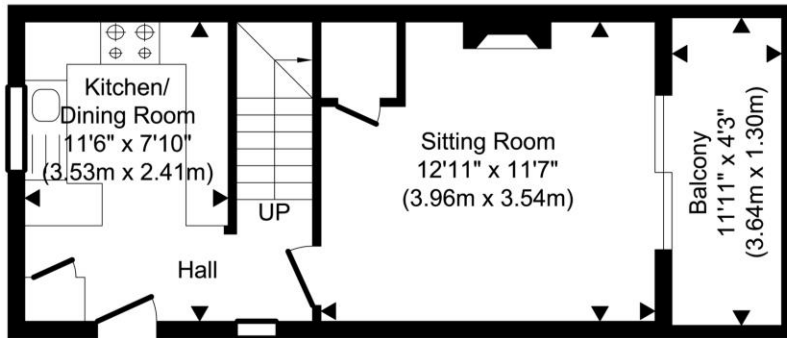
**BROADBAND:** Up to 80 Mbps (Source Ofcom).

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

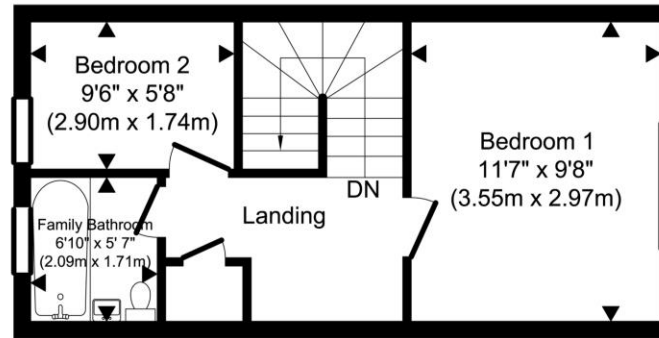
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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.

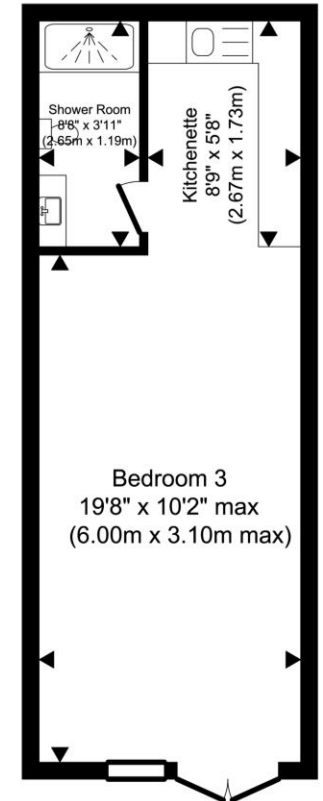
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Ground Floor  
Approximate Floor Area  
343.15 sq. ft.  
(31.88 sq. m)



First Floor  
Approximate Floor Area  
284.59 sq. ft.  
(26.44 sq. m)



Outbuilding  
Approximate Floor Area  
292.56 sq. ft.  
(27.18 sq. m)

TOTAL APPROX. FLOOR AREA 920.31 SQ.FT. (85.50 SQ.M.)

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