



**10 The Westerings  
Nayland, Suffolk**

**DAVID  
BURR**





# 10 The Westerings, Nayland, Colchester, Suffolk, CO6 4LJ

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 four-bedroom detached property tucked away at the foot of a small, well-planned development a short walk from the centre of the historic parish of Nayland. Lying on the Suffolk/Essex border and located within the Dedham Vale Area of Outstanding Natural Beauty, the property is understood to date from the 1970s and offers an accommodation schedule arranged via three ground floor reception rooms. Enjoying a distinctive, largely open plan aspect, the property would benefit from a degree of modernisation/updating although nonetheless is afforded a wealth of natural light with a west facing rear aspect. Offering considerable scope for further adaption and enhancement (subject to the necessary planning consents), 10 The Westerings further benefits from garaging with electric roller door, parking via a driveway and wrap around gardens to side and rear enjoying a private, tucked away aspect.

## **A four bedroom detached property situated within walking distance to the centre of the village of Nayland with its Ofsted 'outstanding' rated village primary school. Arranged via three ground floor reception rooms with further benefits including garaging, parking via a driveway and wrap around gardens enjoying a westerly aspect.**

Archway panel glazed UPVC clad security door opening to:

**ENTRANCE HALL: 6' 3" x 5' 2"** (1.93m x 1.58m) With obscured glass panelling to front and side aspect, useful cloaks storage and panel glazed door opening to:

**SITTING ROOM: 16' 1" x 14' 10"** (4.90m x 4.52m) Affording a westerly aspect with panel glazed sliding patio door opening to the rear gardens. Staircase rising to first floor and fireplace with tiled hearth and mantle over. Step down to:

**DINING ROOM: 16' 8" x 8' 2"** (5.07m x 2.48m) With eye level casement window to side, ideally situated just off the kitchen and opening to:

**GARDEN ROOM: 10' 11" x 8' 0"** (3.33m x 2.45m) Affording a dual aspect with casement window to side and panel glazed sliding patio door opening to the rear terrace and gardens.

**KITCHEN: 11' 1" x 9' 5"** (3.38m x 2.86m) Fitted with a range of base and wall units with preparation surfaces over. Stainless steel single sink unit with hot and cold tap over and casement window to front. Space for appliances including an oven, fridge/freezer and washing machine/dryer. Full height pantry store with useful fitted shelving and also housing oil fired boiler.

**CLOAKROOM: 6' 4" x 3' 5"** (1.94m x 1.04m) Partly tiled and fitted with ceramic WC, wash hand basin, double doors to recessed fitted shelving and obscured glass window to front.



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## First floor

**LANDING:** With hatch to loft and door to:

**BEDROOM 1: 14' 11" x 9' 7"** (4.54m (into wardrobe) x 2.91m) With casement window range to front, mirror fronted wardrobe units and affording elevated views across a dense copse.

**BEDROOM 2: 12' 5" x 9' 6"** (3.78m x 2.89m) With casement window range to front, range of fitted wardrobe units and door to linen store housing water cylinder with useful fitted shelving.

**BEDROOM 3: 13' 0" x 8' 2"** (3.97m x 2.46m) Affording a dual aspect with casement window range to front and side.

**BEDROOM 4: 12' 11" x 8' 0"** (3.94m x 2.42m) Affording a dual aspect with casement window range to front and side.

**FAMILY BATHROOM: 6' 2" x 5' 6"** (1.89m x 1.67m) Partly tiled and fitted with ceramic WC, wash hand basin and bath with shower attachment over. Obscured glass casement window to side.

## Outside

The property is situated at the foot of The Westerings and approached via a concrete driveway with direct access to the:

**DOUBLE GARAGE: 16' 5" x 15' 0"** (5.00m x 4.56m) With electric roller door to front, light and power connected and personnel door to side.

The gardens wrap around the property with the plot lending itself to a possibility of further extension, if so required (subject to the necessary planning consents). With a fence line border to side, dense border planting, mature hedging and fledgling trees and affording a considerable

degree of seclusion and privacy. A rear terrace provides an ideal seating area.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **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:** ///study.ordeals.beside

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

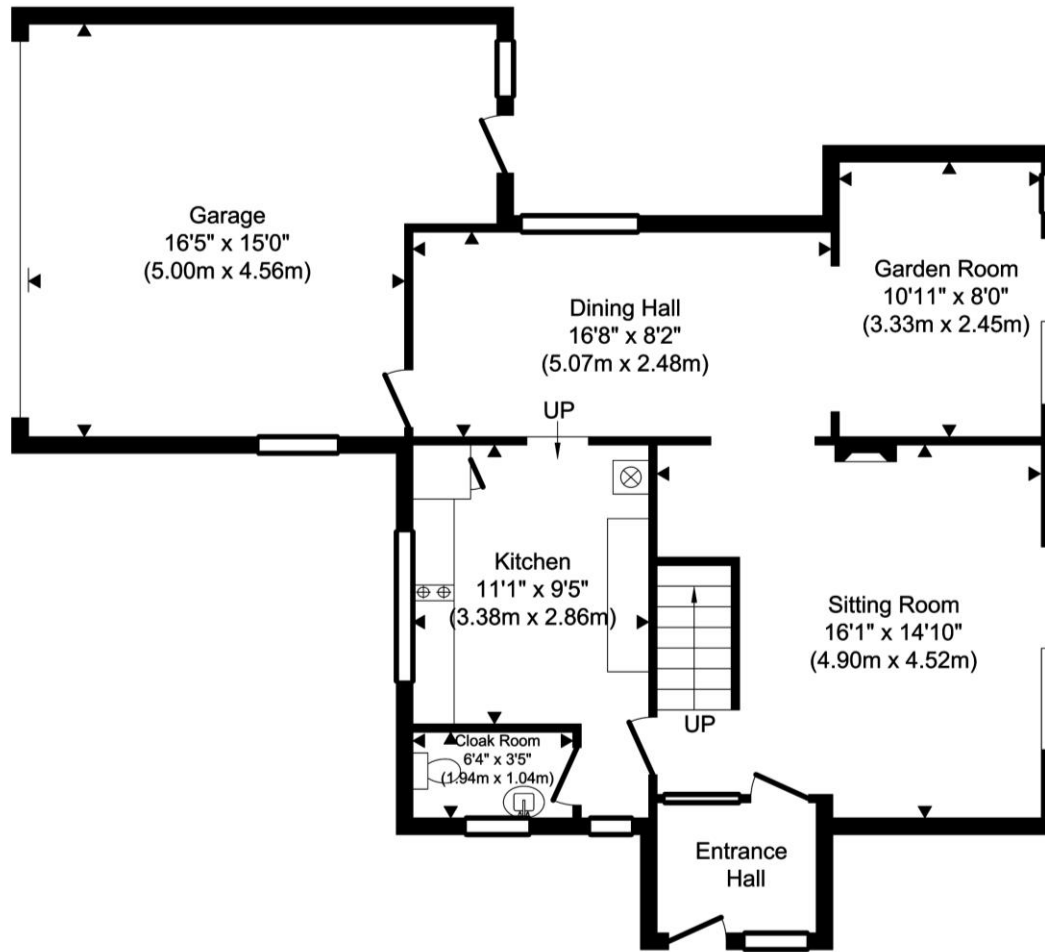
**BROADBAND:** Up to 1000Mbps (Source Ofcom).

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

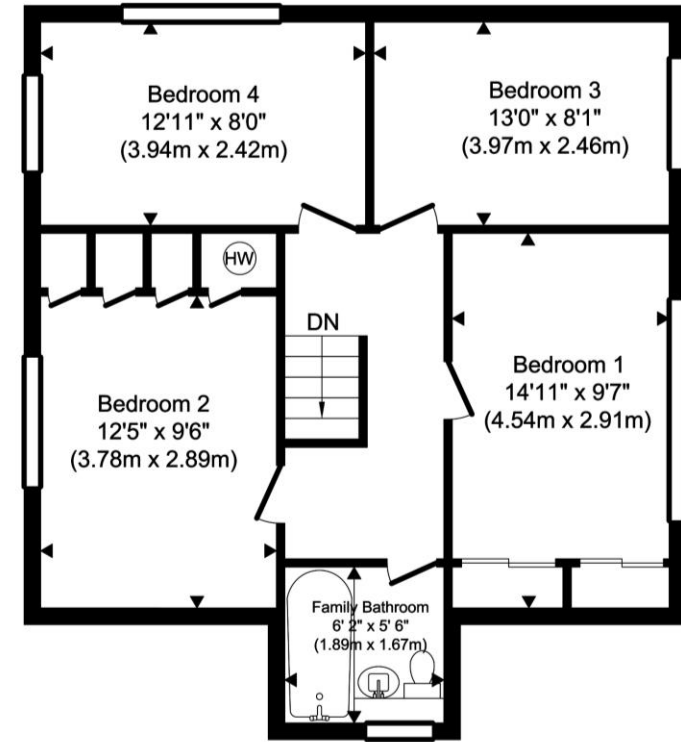
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**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  
908.25 sq. ft.  
(84.38 sq. m)



First Floor  
Approximate Floor Area  
611.28 sq. ft.  
(56.79 sq. m)

TOTAL APPROX. FLOOR AREA 1519.54 SQ.FT. (141.17 SQ.M.)

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