



**17 Harpers Estate
Nayland, Suffolk**

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BURR**



17 Harpers Estate, Nayland, Colchester, Suffolk, CO6 4LB

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.

Tucked away and set on a 0.2 acre plot is a semi-detached property offering considerable scope for further extension (subject to the necessary planning consents), enjoying a central village location within the historic parish of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 1,300sq ft arranged via two ground floor reception rooms. Enveloped by its own grounds, the property offers an attractive aspect within walking distance of the Ofsted 'outstanding' rated village primary school, River Stour, Nayland deli, The Anchor public house and a network of public footpaths and countryside walks. Further benefits to the property include a double garage, ample private parking, range of useful outbuildings and established, well-screened grounds. Offered with NO ONWARD CHAIN.

A three-bedroom semi-detached property enjoying a tucked away position, a short walk from the centre of the historic parish of Nayland. Offering an accommodation schedule of approximately 1,300sq ft arranged via two reception rooms, the property further benefits from a double garage, versatile outbuildings and a total plot size of approximately 0.2 acres. NO ONWARD CHAIN.

Half height panel glazed timber door opening to:

ENTRANCE HALL: 12' 11" x 5' 11" (3.94m x 1.81m) With staircase off, fitted seat with hidden base level storage and wall mounted shelving. Door to useful understair storage recess and further panelled door to:

SITTING ROOM/DINING ROOM: 23' 9" x 12' 8" (7.25m x 3.87m) Affording a southerly aspect with picture window to rear and double doors opening to the rear terrace. The focal point of the room is a central fireplace with granite hearth, limestone surround and mantle over. Fitted corner base and eye level storage units.

KITCHEN: 10' 5" x 5' 10" (3.19m x 1.80m) Fitted with a matching range of base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with vegetable drainer to side, mixer

tap above and casement window to front affording views across the gardens. Appliances include space for a double oven with four ring hob above, extraction over and slimline dishwasher. Range of spotlights and opening to:

BREAKFAST ROOM: 12' 4" x 7' 7" (3.76m x 2.32m) Fitted with a matching range of base units comprising cutlery drawers, deep fill pan drawers and a full height shelving unit. Double glazed, timber framed window range to front and side and space for a fridge freezer. Door to:

UTILTY ROOM: 6' 6" x 5' 4" (2.00m x 1.63m) With space and plumbing for washing machine/dryer, range of wall units and door to:

PANTRY: With a range of open fronted shelving.

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CLOAKROOM: 5' 4" x 2' 8" (1.64m x 0.82m) With half height tiling and fitted with ceramic WC, wash hand basin and obscured glass window to side.

GARDEN ROOM: 12' 9" x 4' 7" (3.89m x 1.41m) With a glazed surround on two sides set beneath a pitched roofline although requiring modernisation/updating. Panel glazed door to outside.

First floor

LANDING: With timber framed window range to front, hatch to loft with useful storage recess and scope for conversion (subject to the necessary planning consents) and door to:

BEDROOM 1: 12' 8" x 12' 3" (3.88m x 3.75m) Affording a southerly aspect with casement window range to rear affording views across the gardens. Space for free standing wardrobe units and recessed fitted wardrobe.

BEDROOM 2: 12' 8" x 11' 1" (3.88m x 3.39m) With casement window range to rear affording a southerly aspect, doors to fitted wardrobes with attached hanging rail and useful fitted shelving.

BEDROOM 3: 9' 3" x 7' 5" (2.82m x 2.27m) With casement window to front and fitted wardrobe with attached hanging rail and shelving below.

FAMILY BATHROOM: 7' 4" x 5' 7" (2.25m x 1.72m) Principally tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower above. Obscured glass window to side.

Outside

The property is approached via a shingle and concrete driveway with initial space for approximately three vehicles. Twin gates opening into a

further area of designated parking providing space for a further five vehicles with direct access to the:

DOUBLE GARAGE: 17' 8" x 16' 11" (5.39m x 5.18m) With two up and over doors to front, light and power connected and personnel door to rear.

The property offers one of the largest plots on Harpers Estate with fully enclosed defined areas of lawn to front and rear with both fence and hedge line border, mature planting, a silver birch tree and various productive fruit trees including apple, pear and cherry.

A south facing terrace is ideally placed for entertaining with steps descending to a further walkway and:

SUMMER HOUSE: 3.40m x 3.40m Constructed from 45mm thick double T&G interlocking logs with twin doors to front, full width shelving units, casement window to side and light and power connected. A versatile space offering scope for a home office, if so required.

GARDEN STORE: 5.45m x 3.00m A timber framed external store providing useful garden storage space with full length workbench, shelving and light and power connected.

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

WHAT3WORDS: ///breezy.eventful.emerald

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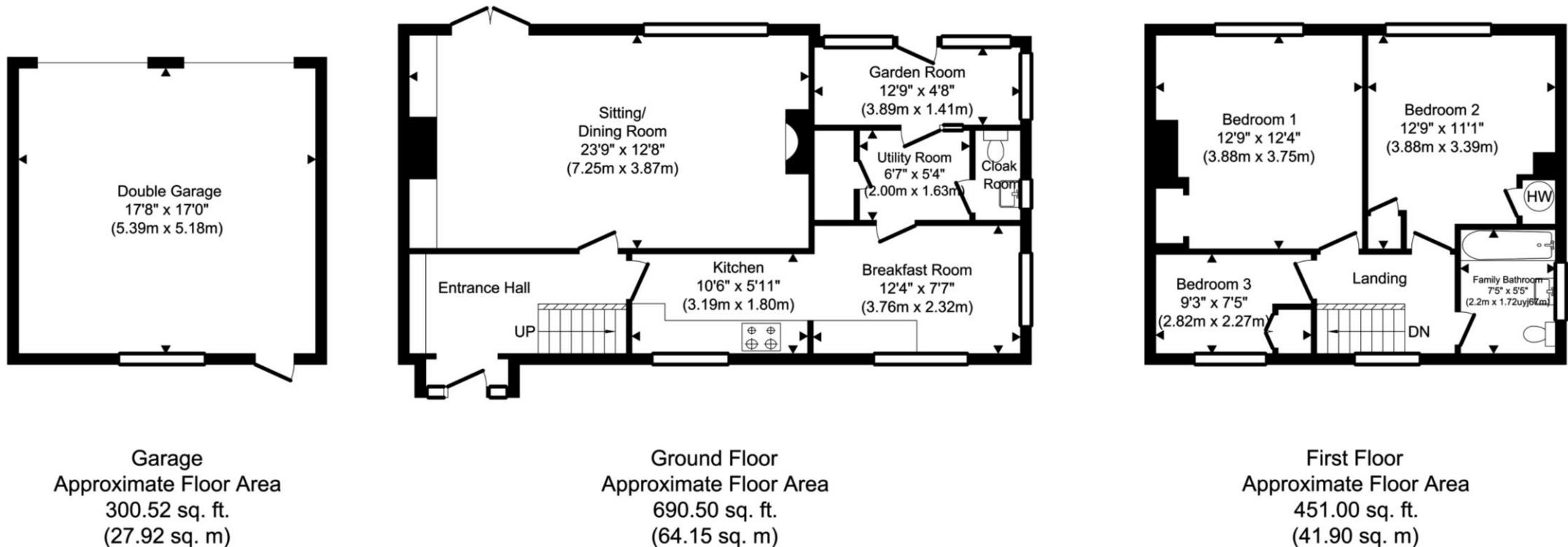
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C.

BROADBAND: Up to 900 Mbps (Source Ofcom).

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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TOTAL APPROX. FLOOR AREA 1442.04 SQ.FT. (133.97 SQ.M.)

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