



1 Elm Grove  
Nayland, Essex

DAVID  
BURR

# 1 Elm Grove, Nayland, Colchester, Essex C06 4LL

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, 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.

This two bedroom semi-detached chalet bungalow is situated within the area's most highly regarded villages within easy reach of the amenities and schooling. The property benefits from modern interiors, low maintenance gardens and a garage.

## **A two bedroom semi-detached chalet bungalow is situated within easy reach of the amenities. The property benefits from modern interiors, low maintenance gardens, studio and a single garage.**

Entrance into:

**ENTRANCE HALL** With stairs rising to the first floor and rooms off to:

**SITTING ROOM** A light, bright and spacious reception room with feature woodburning stove set within the chimney recess upon a tiled hearth with oak bressummer over. A bay window overlooks the front aspect, whilst French doors open to the rear garden.

**KITCHEN** A comprehensive modern kitchen including a range of wall and base units under worktop. Integrated appliances include a range style double oven with induction hob and extraction hood, whilst there is space and plumbing for a washing machine and dishwasher. A door leads out to the garden

**BATHROOM** A stylish bathroom suite comprising a walk-in tiled shower cubicle, pedestal sink unit and WC.

**OFFICE** With window to the front aspect.

### **First Floor**

**LANDING** With picture window to the rear aspect and rooms off to:

**BEDROOM 1** A spacious double bedroom with vaulted ceiling and window to the side aspect.

**BEDROOM 2** A further spacious double bedroom with vaulted ceiling and window to the front aspect.

### **Outside**

The property is approached immediately from the highway via a block paved terrace. A **SINGLE GARAGE** is situated to the side of the property with a personnel door which leads out to the rear garden. A gated access leads through to the rear gardens which are mainly laid to lawn with areas of paved and gravel terracing, ideal for alfresco entertaining or seating. Outbuildings include a Wooden Shed and Log Store.

**TENURE:** Freehold.

**SERVICES:** Mains drains, electricity and oil-fired heating. **NOTE:** None of the services have been tested by the agent.

**LOCAL AUTHORITY:** Babergh and Mid Suffolk District Councils, Endeavour House, 8 Russell Road, Ipswich, Suffolk IP1 2BX

**COUNCIL TAX:** Council Tax Band C. £1,985.03 per annum.

**EPC RATING:** F.

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**COMMUNICATION SERVICES (Source Ofcom):** Broadband: Yes. Speed up to 1800 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

**SUBSIDENCE HISTORY:** None known.

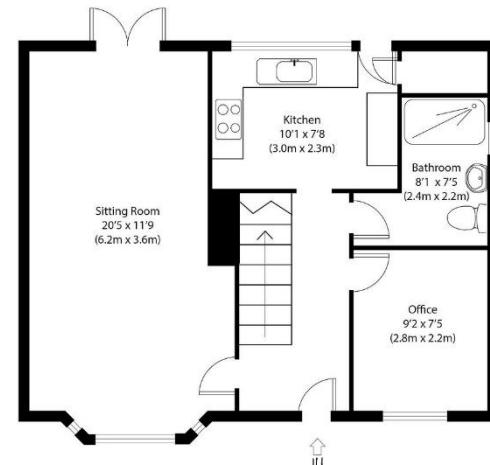
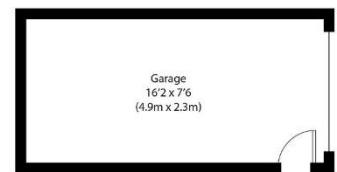
**RESTRICTIONS OR COVENANTS:** None known.

**FLOOD RISK:** None known.

**ACCESSIBILITY ADAPTIONS:** None known.

**VIEWING:** Strictly by prior appointment 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.

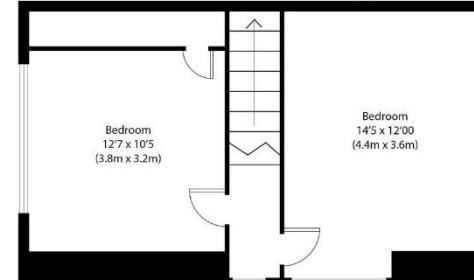


Ground Floor

Approximate Gross Internal Area  
Main House 890 sq ft (83 sq m)  
Garage 155 sq ft (14 sq m)  
Total 1045 sq ft (97 sq m)

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While every care has been taken in the preparation and compilation of these details, you are advised to contact a qualified, independent surveyor or valuer in respect of monetary valuations.  
Copies available from the selling agent.

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First Floor

