



**Lade House, 41 Fen Street
Nayland, Suffolk**

**DAVID
BURR**



Lade House, 41 Fen Street, Nayland, Colchester, Suffolk, CO6 4HT

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, a church, hairdressers, 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.

An exceptionally well located four-bedroom detached property enjoying a private position, a short walk from the centre of the historic village of Nayland. Located on the Suffolk/Essex border and lying within the Dedham Vale Area of Outstanding Natural Beauty, the position on Fen Street is a rarely available opportunity in what is a locally renowned postal address on a no through lane, a short walk to a range of village amenities and a network of countryside walks and public footpaths. Offering an accommodation schedule arranged via three ground floor reception rooms, the property is understood to date from the 1970s/80s and has been designed with period style detailing with notable retained features including double hung sash windows, recessed full height storage alcoves and an attractive ascetic with south facing rear gardens. The south facing rear aspect is one of the properties strongest attributes with three of the four bedrooms set across the rear elevation with ample scope for further enhancement and extension, if so required (subject to the necessary planning consents). Further benefits to the property include a double garage, ample private parking and established, well-screened rear gardens with a total plot size of approximately 0.35 acres.

A four-bedroom detached property set at the foot of a no through lane a short walk from the centre of the village of Nayland, offering 2,000sq ft of accommodation comprising three reception rooms and further benefitting from double garaging and well-screened, south facing rear gardens with a total plot size of approximately 0.35 acres.

Timber panel door opening to:

ENTRANCE HALL: 20' 10" x 6' 6" (6.36m x 1.99m) With staircase rising to first floor, door to useful understairs storage recess and full height store providing space as cloaks storage. Obscured panel glazed double door opening to:

SITTING ROOM: 27' 2" x 12' 5" (8.30m x 3.79m) With timber framed double hung sash windows to front, recessed bespoke shelving with base level storage and south facing french doors with adjacent casement windows affording a direct aspect to the south facing rear terrace and gardens beyond.

DINING ROOM: 13' 0" x 12' 0" (3.97m x 3.66m) Centrally positioned within the property and ideally suited as a formal dining room with serving hatch through to kitchen and sliding panel glazed UPVC door opening to:

GARDEN ROOM: 13' 2" x 9' 8" (4.02m x 2.97m) Set on a brick base with a glazed surround on three sides with french doors opening to the terrace and gardens beyond. Enjoying a particularly south facing rear aspect with views across the established, well-screened rear gardens.

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KITCHEN/BREAKFAST ROOM: 12' 4" x 11' 7" (3.77m x 3.55m)

Fitted with an extensive range of matching base and wall units with preparation surfaces over and tiling above. Single sink unit with vegetable drainer to side, mixer tap above and casement window range to rear affording views across the gardens. Fitted appliances include an oven with grill above, four ring hob with extraction over and space for fridge and dishwasher. The kitchen units comprise a range of cutlery drawers, folding corner units, full height shelving units and housing oil fired boiler. Obscured panel glazed door to:

UTILITY HALL: 11' 6" x 6' 5" (3.52m x 1.98m)

With space and plumbing for full height freezer, additional fridge, and housing water softener. Obscured panel glazed door to front and further panel glazed door to:

STUDY: 8' 2" x 6' 5" (2.49m x 1.97m) With casement window range to rear, panel glazed door to outside and fitted shelving.

CLOAKROOM: 6' 6" x 2' 11" (1.99m x 0.90m) Fitted with ceramic WC, wash hand basin and with storage area to rear. Obscured glass window to side.

First floor

LANDING: With double hung sash window to front, hatch to loft and door to linen store housing water cylinder with useful fitted shelving. Obscured panel glazed door opening to:

INNER HALL: With door to:

BEDROOM 1: 12' 11" x 12' 5" (3.95m x 3.81m) With part glass fronted fitted wardrobe units and double hung sash window to rear affording an outstanding aspect across the south facing rear gardens.

BEDROOM 2: 12' 11" x 11' 11" (3.96m x 3.65m) With part glass fronted fitted wardrobe units and double hung sash window to rear affording an outstanding aspect across the south facing rear gardens.

BEDROOM 3: 12' 2" x 11' 8" (3.72m x 3.56m) With fitted wardrobe unit, attached hanging rail and useful fitted shelving. Double hung sash window to rear affording views across the south facing rear gardens. Archway with fitted shelving.

BEDROOM 4: 12' 5" x 7' 10" (3.80m x 2.41m) With timber framed double hung sash window to front.

FAMILY BATHROOM: 7' 10" x 7' 4" (2.41m x 2.26m) Fully tiled and fitted with ceramic WC, pedestal wash hand basin and bath with shower attachment over. Bidet, towel radiator and sash window to front.

SHOWER ROOM: 8' 9" x 5' 7" (2.68m x 1.71m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted base level unit, bidet and fully tiled separately screened shower. Obscured glass sash window to side.

Outside

Situated at the foot of Fen Street, the property is discretely positioned behind mature trees, shrubs, and dense planting. A shingle area of private parking to the front of the property provides space for approximately five vehicles with direct access to the:

DOUBLE GARAGE: 20' 6" x 16' 1" (6.25m x 4.91m) With sliding timber door to front, further garage door to rear and light and power connected. Ceramic butler sink set to the rear of the kitchen with space and plumbing for washing machine and tumble dryer.

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The rear gardens are one of the properties strongest features with gated side access opening to a south facing rear terrace with a single expanse of lawn beyond and a total plot size of approximately 0.35 acres. The mature gardens offer dense borders to both side and rear boundaries with an un-overlooked position providing considerable screening and privacy in one of the areas most favoured villages. A versatile, highly adaptable market opportunity with ample scope for further adaption and enhancement (subject to the necessary planning consents) within one of the areas most sought after villages.

TENURE: Freehold

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

BROADBAND: Up to 71 Mbps (source Ofcom).

MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

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EPC RATING: Band F. A copy of the energy performance certificate is available on request.

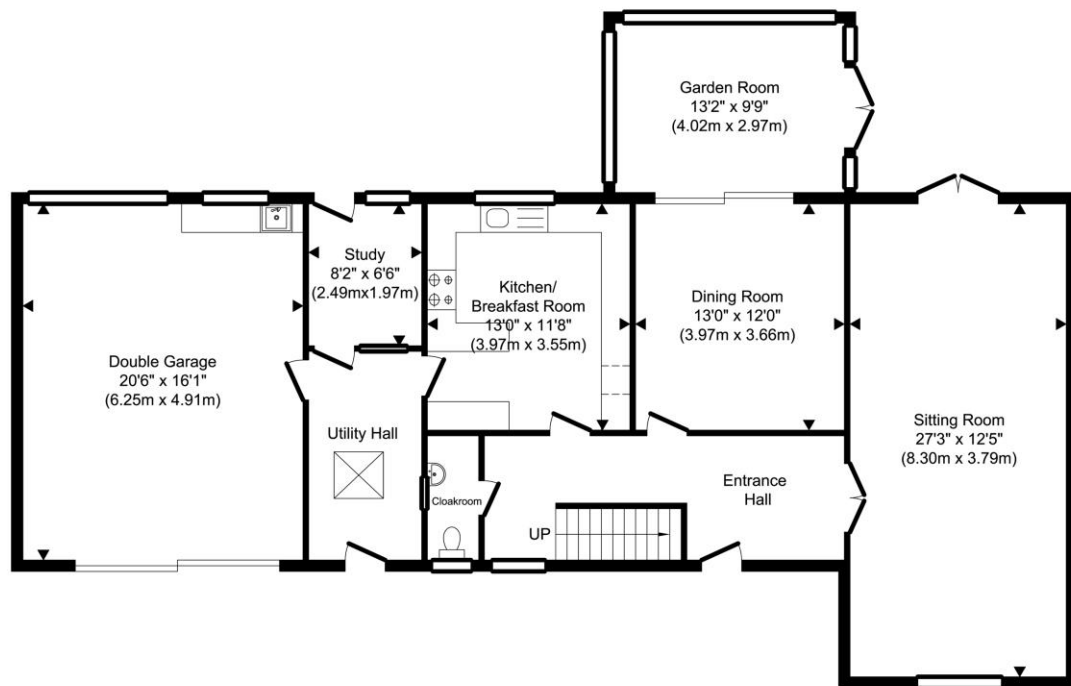
WHAT3WORDS: ///likening.courage.swells

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

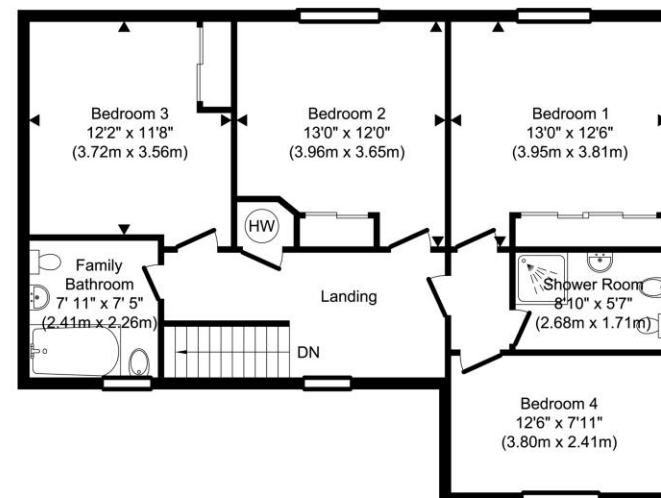
VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
1114.81 sq. ft.
(103.57 sq. m)



First Floor
Approximate Floor Area
836.24 sq. ft.
(77.69 sq. m)

TOTAL APPROX. FLOOR AREA 1951.06 SQ.FT. (181.26 SQ.M.)
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