



**2 Stoke Road
Nayland, Suffolk**

**DAVID
BURR**



2 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, 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.

A two-bedroom, Grade II listed period cottage enjoying a central village location within the well-regarded parish of Nayland. Lying on the Suffolk/Essex border and located within the Dedham Vale Area of Outstanding Natural Beauty, the property offers a host of retained features including double hung sash windows, chamfered exposed timber work, exposed wall timbers and doors complete with suffolk latches. Enjoying an open ground floor aspect, the property is further enhanced by a first-floor family bathroom and attractive views towards Birch Street. The property is offered to the market with NO ONWARD CHAIN.

A charming Grade II listed two-bedroom period cottage enjoying a central village location, retaining a wealth of original features, and offered to the market with NO ONWARD CHAIN.

Half height panel glazed door opening to:

SITTING ROOM/DINING ROOM: 18' 5" x 14' 11" (5.63m x 4.56m)

Affording a dual aspect with double hung sash windows to front and rear, chamfered exposed ceiling timbers and evidence of a previous fireplace via exposed brick work and an oak bressummer beam. Stripped wood effect flooring throughout, door to useful understairs storage recess and staircase off rising to first floor. Open timber partition to:

KITCHEN: 7' 8" x 7' 4" (2.36m x 2.26m) Fitted with a matching range of grained effect base and wall units with preparation surfaces over and tiling above. Stainless steel single sink unit with mixer tap above and fitted appliances including a Lamona oven with four ring hob over and extraction above. Space and plumbing for fridge/freezer.

First floor

LANDING: With exposed wall timbers and door with suffolk latch to:

BEDROOM 1: 15' 4" x 11' 5" (4.68m x 3.49m) A substantial double bedroom with exposed wall timbers and casement window affording an attractive aspect across Birch Street, with its range of individual period properties. Twin doors opening to fitted wardrobe with attached hanging rail.

BEDROOM 2: 8' 1" x 6' 5" (2.47m x 1.97m) With exposed wall timbers, hatch to loft and casement window to front.

FAMILY BATHROOM: 6' 2" x 5' 4" (1.89m x 1.63m) Fitted with ceramic WC, savoy pedestal wash hand basin and bath with tiling above and electric shower. Obscured glass casement window to front.

TENURE: Freehold

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

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

WHAT3WORDS: ///downfield.bridge.many

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

BROADBAND: Up to 80 Mbps (source Ofcom).

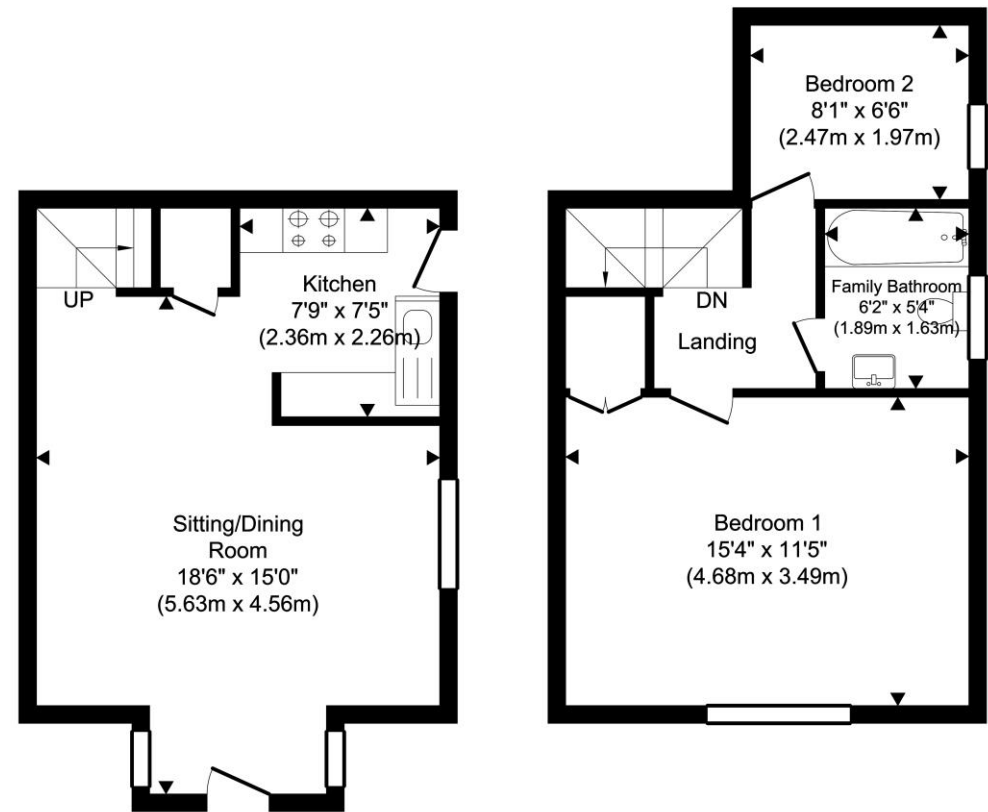
MOBILE COVERAGE: EE, Three, O2 and Vodafone (source Ofcom).

CONSTRUCTION TYPE: Timber framed.

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VIEWING: Strictly by prior appointment only through DAVID BURR.

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Ground Floor
Approximate Floor Area
297.83 sq. ft.
(27.67 sq. m)

First Floor
Approximate Floor Area
331.31 sq. ft.
(30.78 sq. m)

TOTAL APPROX. FLOOR AREA 629.15 SQ.FT. (58.45 SQ.M.)
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