



**1 Laburnum Way  
Nayland, Suffolk**

**DAVID  
BURR**







# 1 Laburnum Way, Nayland, Colchester, Suffolk, CO6 4LG

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 chalet bungalow enjoying a corner plot position on a small, well-planned development located within the highly regarded parish of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale area of outstanding natural beauty, the property is arranged via a triple-aspect ground floor reception room in the form of the sitting/dining room with further benefits including a garden room extension and centrally positioned kitchen. Afforded a wealth of natural light the property lies within walking distance of a range of village facilities including the Anchor public house, village deli and a broad selection of walking routes and a public footpath networks. Further benefits to the property include garaging, low-maintenance gardens to side and rear and lawned frontage.

## **A two-bedroom semi-detached chalet bungalow enjoying an attractive position, a short walk from the centre of the historic village of Nayland. Further benefits to the property include garaging and low-maintenance gardens to front, side and rear.**

Obscure panel glazed UPVC clad security door opening to:

**ENTRANCE HALL:** (5.41m x 1.76m) With casement window to front, useful study recess and staircase rising to first floor. Door to useful under stair storage recess and further door to full height storeroom.

**SITTING/DINING ROOM:** (9.27m x 3.66m) With a picture window to front affording an attractive aspect, fireplace with marbled hearth, wooden surround and mantel over. This double depth reception room continues via an open aspect to a dual aspect dining room. With casement window to rear and panel glazed sliding patio doors opening to the rear gardens. Panel glazed door to:

**KITCHEN:** (4.62m x 2.41m) 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 over and casement window to rear affording aspect across the gardens. The kitchen

is fitted with a range of appliances including an oven with grill above, a full height fridge/freezer, washing machine and tumble dryer. A four ring Bosch hob is set beneath an extraction hood with the kitchen units comprising a range of soft close base units, wall level shelving units and pan drawers. Tiled flooring throughout, breakfast area to side and obscured panel glazed door opening outside.

**GARDEN ROOM:** (3.27m x 2.68m) Set on a brick base with a glazed surround on three sides beneath a pitched roof line with double doors opening to the rear gardens.

**FAMILY BATHROOM:** (3.73m x 2.26m) Fully tiled and fitted with a ceramic WC, wash hand basin, further pedestal wash hand basin, bath with tiling above and shower attachment and separately screened, fully tiled shower with shower attachment. Obscure glass window to front and heated towel rail.

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## First floor

**LANDING:** Casement window to rear and door to:

**BEDROOM 1:** (4.40m x 3.04m) With picture window to rear affording a southerly aspect, range of fitted wardrobes and additional integrated storage.

**BEDROOM 2:** (3.86m x 3.15m) With casement window to rear, fitted wardrobes and door to eaves storage space.

## Outside

The property enjoys a corner plot position on Laburnum Way, approached via a paved walkway flanked by lawn.

The rear gardens have been designed with low maintenance in mind with a south-facing terrace, further area of planting to side within a brick boundary wall with both fledgling and mature border planting. Gated access is provided to the:

**GARAGE:** (6.03m x 2.53m) With up and over door to front and light and power connected.

Tucked away to the rear of the garage is a greenhouse with a further useful storage 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:** F. A copy of the energy performance certificate is available on request.

**WHAT3WORDS:** ///suitably.method.reaction

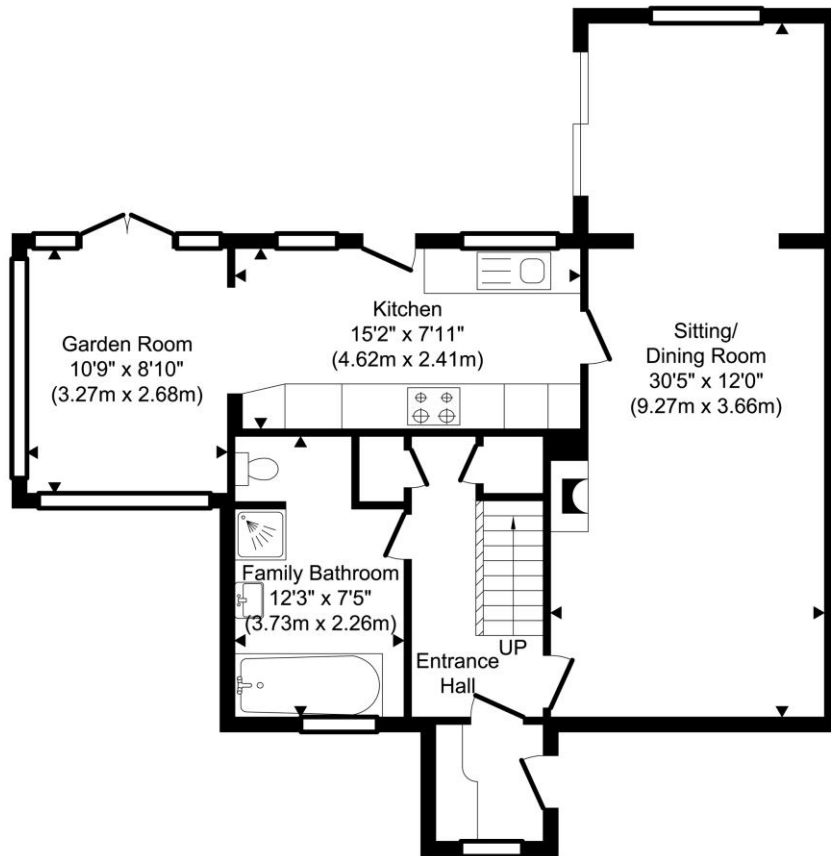
**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C.

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

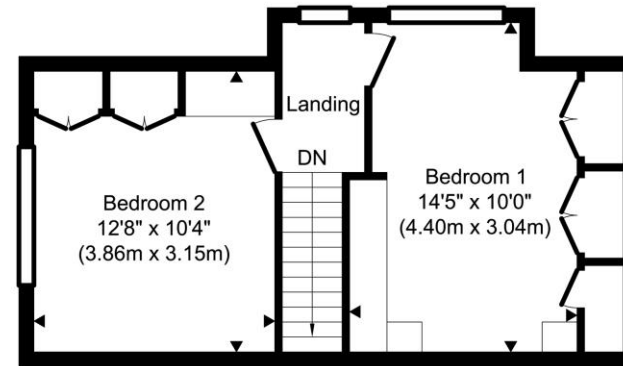
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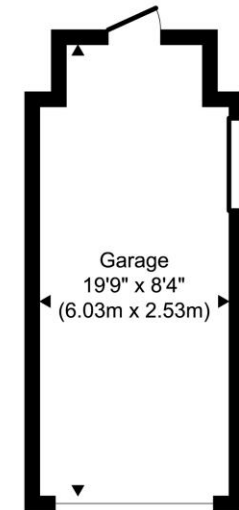
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Ground Floor  
Approximate Floor Area  
756.81 sq. ft.  
(70.31 sq. m)



First Floor  
Approximate Floor Area  
340.24 sq. ft.  
(31.61 sq. m)



Outbuilding  
Approximate Floor Area  
157.79 sq. ft.  
(14.66 sq. m)

TOTAL APPROX. FLOOR AREA 1254.85 SQ.FT. (116.58 SQ.M.)  
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