



Nettles
Ashen, Suffolk

**DAVID
BURR**



Nettles, The Paddocks, Ashen, Sudbury, Suffolk CO10 8GZ

Ashen is a small pretty village on the River Stour. The market town of Clare is some 2 miles north east and offers a variety of facilities, whilst the larger market town of Sudbury is 9 miles east providing comprehensive amenities including a commuter rail link to London Liverpool Street. The City of Cambridge is approximately 22 miles west.

A spacious detached circa. 1,754 sq.ft single storey residence enjoying a quiet tucked away location within this semi-rural village with extensive grounds, measuring in all about 1.15 of an acre, double garage and further parking.

A spacious detached single storey residence in all about 1.15 acres.

Entrance via:

PORCH: With storage cupboard and inner door to the:

HALLWAY: With a double storage cupboard and a single storage cupboard. Access to the roof space and rooms off.

SITTING ROOM: A generous reception room featuring a log burning stove set upon a stone hearth, with sliding doors to the:

GARDEN ROOM: With views across the garden and French doors leading out to the terrace. Door to:

KITCHEN: A beautiful part-vaulted space forming the hub of the home, this comprehensively fitted oak kitchen features a range of wall and base units under granite worktop with stainless steel sink inset. Integrated appliances include a range style cooker, fridge/freezer and dishwasher. Whilst there is plenty of space for a dining table and chairs, views across the garden, tiled flooring and door to the:

UTILITY ROOM: With space and plumbing for a washing machine and space for a secondary fridge, housing for the boiler, door leading out and door to:

CLOAKROOM: With WC and wash hand basin.

BEDROOM 1: A spacious double bedroom with outlook to the front and **En-Suite** comprising tiled shower cubicle, vanity unit with WC and wash hand basin, heated towel rail and tiled walls and floor.

BEDROOM 2: A further double bedroom with built-in double wardrobe and outlook to the front.

BEDROOM 3: A further double bedroom with built-in double wardrobe and outlook to the rear.

BATHROOM: Stylishly fitted comprising a panelled bath with shower attachment over, vanity unit, WC and wash hand basin, heated towel rail and tiled walls and floor.

Outside

The property is approached via a private driveway with gates leading through to a further parking area to the rear of the property, in turn leading to the **DOUBLE GARAGE** with light and power connected. The front gardens are predominantly lawned behind a low level picket fence with flower beds and mature trees, in turn dispersed. The extensive and versatile rear gardens currently feature an extensively paved dining terrace set adjacent an expanse of traditional lawn with large vegetable bed, greenhouses and plenty of scope and space to create 'the good life'. At the foot of the garden, a further gate leads to the orchard which there is estimated to be around 50 fruit trees, ranging from greengage, pear, cherry, apple, plum etc.

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TENURE: Freehold.

CONSTRUCTION TYPE: Brick and block.

SERVICES: Main water and drainage. Main electricity connected. Oil-fired heating to radiators. NOTE: None of these services have been tested by the agent.

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

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: F. £3,047.07 per annum.

COMMUNICATION SERVICES (source Ofcom):

Broadband: Yes. Speed: Up to 1000 mbps download, up to 1000 mbps upload.

Phone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

RIGHTS OF WAY/EASEMENTS/PUBLIC FOOTPATHS: None.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None.

ASBESTOS/CLADDING: None known.

RESTRICTIONS ON USE OR COVENANTS: A restriction is in place relating to provisions as to light or air and boundary structures.

FLOOD RISK: None.

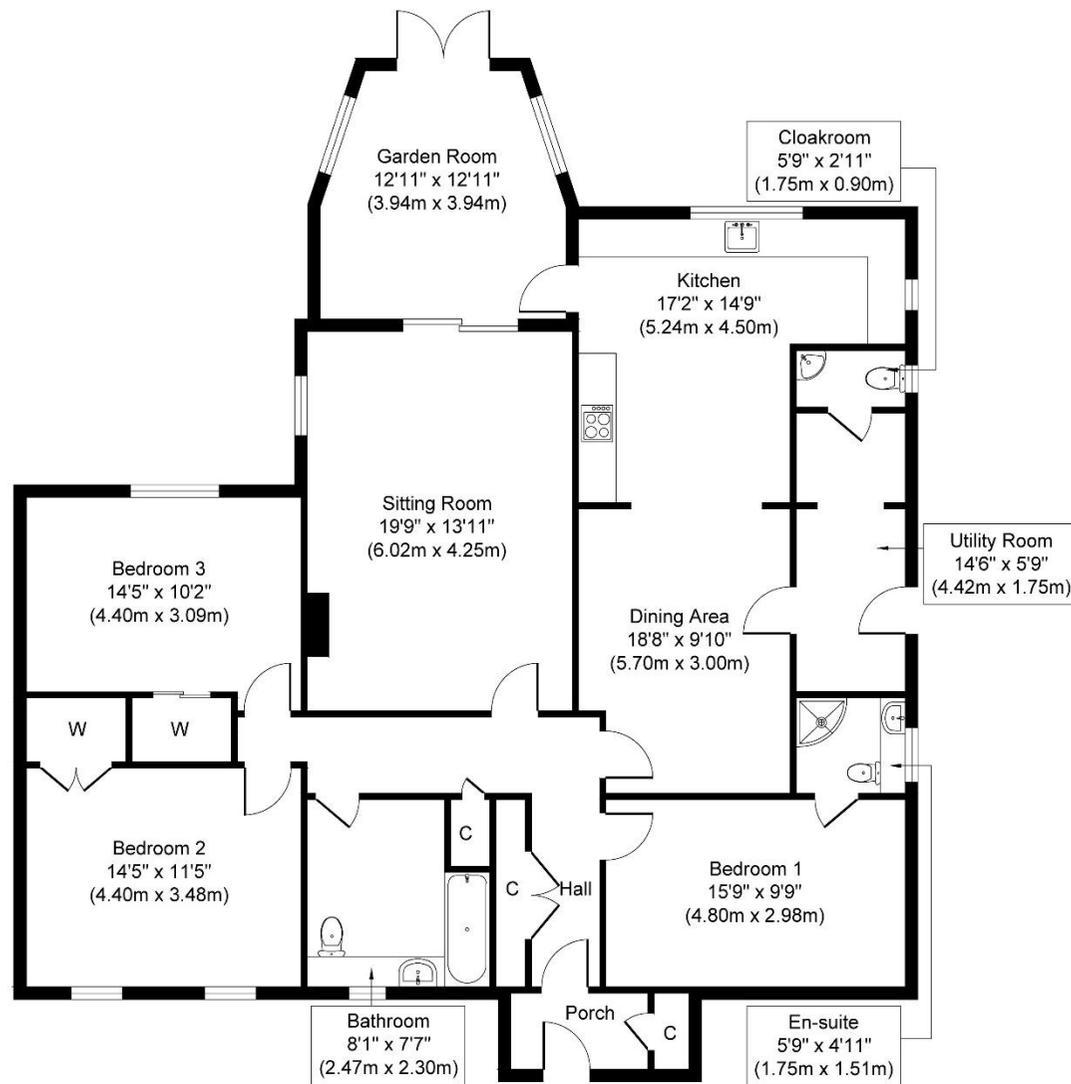
COALFIELD OR MINING AREA: None.

ACCESSABILITY ADAPTIONS: None.

VIEWING: Strictly by prior appointment only through DAVID BURR.

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Approximate Floor Area
1,754 sq. ft
(162.99 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.





