



13 Crossfields
Stoke by Nayland, Suffolk

**DAVID
BURR**



13 Crossfields, Stoke by Nayland, Colchester, Suffolk, CO6 4RG

Stoke by Nayland is one of the areas most favoured villages standing on the edge of a designated Area of Outstanding Natural Beauty captured in paintings by Gainsborough and Constable. There are two award winning restaurants, a post office with villages stores, a primary school and an imposing parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester, with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station, is 9 miles.

Three-bedroom semi-detached house situated on a corner plot and fronting onto a quiet country lane. The property has had significant refurbishment works carried out in recent months that include a total re-wire, new heating system including an oil-fired boiler and new carpets to the ground floor.

The accommodation includes a large sitting room with double doors to the dining room to the rear, kitchen, utility room, cloak room, three bedrooms and a family bathroom. The garden wraps around the property and is well stocked. There is convenient access to the centre of the village with its hugely popular pub/restaurants The Crown and The Angel. Lying within the Dedham Vale area of Outstanding Natural Beauty, and lying within easy reach of some of the finest walking and public footpath networks in the region.

A semi-detached, three-bedroom house situated on the outskirts of the popular village of Stoke by Nayland. Recently upgraded with new electric wiring and heating system. Offered with vacant possession.

Aluminium and panel-glazed door opening to:

ENTRANCE HALL: With staircase rising to first floor.

SITTING ROOM: (5.2m x 3.9m) With double glazed window to the front, radiators, brick fireplace with stone hearth and double doors to:

DINING ROOM: (3.3m x 3.0m) With double glazed window to the rear, radiator and sliding doors to the side.

KITCHEN: (3.8m x 2.5m) Fitted with a range of base units and drawers with worktop over and wall mounted cupboards, inset one and a half bowl stainless steel sink and drainer unit, under stair storage cupboard, quarry tiled flooring, double glazed window to rear, radiator and doors to:

UTILITY ROOM: (2.8m x 1.5m) With wall and base units, double glazed window to the side and cupboard housing oil fired boiler.

CONSERVATORY (2.49m x 1.84m): This useful space currently utilised as the main entrance to the property with door to front, windows to rear and side and space and plumbing for washing machine.

CLOAKROOM: With high level WC, heated rail, tiled flooring, double glazed window to the front.

First floor

LANDING: With hatch to loft, built in linen cupboard with hot water cylinder tank and shelving, radiator and double-glazed window to the rear.

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BEDROOM 1: (3.9m x 3.0m) With built in storage cupboard, radiator, exposed floorboards and double-glazed window to the front.

BEDROOM 2: (3.4m x 2.8m) With radiator, exposed floorboards and double glazed window to the front.

BEDROOM 3: (3.0m x 2.1m) With radiator, exposed floorboards and double glazed window to the rear.

FAMILY BATHROOM: (1.8m x 1.6m) Fitted with a suite comprising panelled bath with mixer tap and shower attachment and additional Thermo static mixer shower over with folding shower screen, pedestal wash basin, heated towel rail and double-glazed window to the side.

Outside

The gardens are a particularly strong feature of the property extending from the front around to the side of the property and opening to the rear. Predominantly laid to lawn with a variety of established shrubs, fruit trees and an impressive oak tree. There are two garden sheds, green house, bunded oil tank, paved patio and exterior lighting.

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: D. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///shunning.changes.hiring

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.

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.



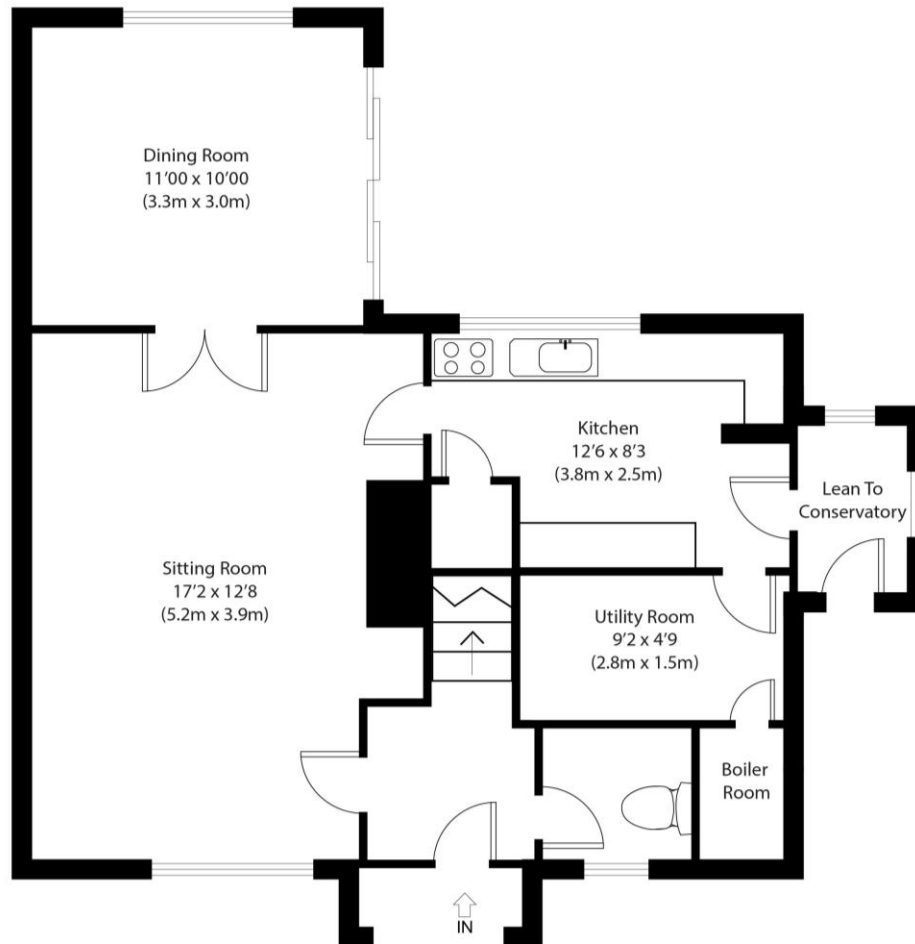
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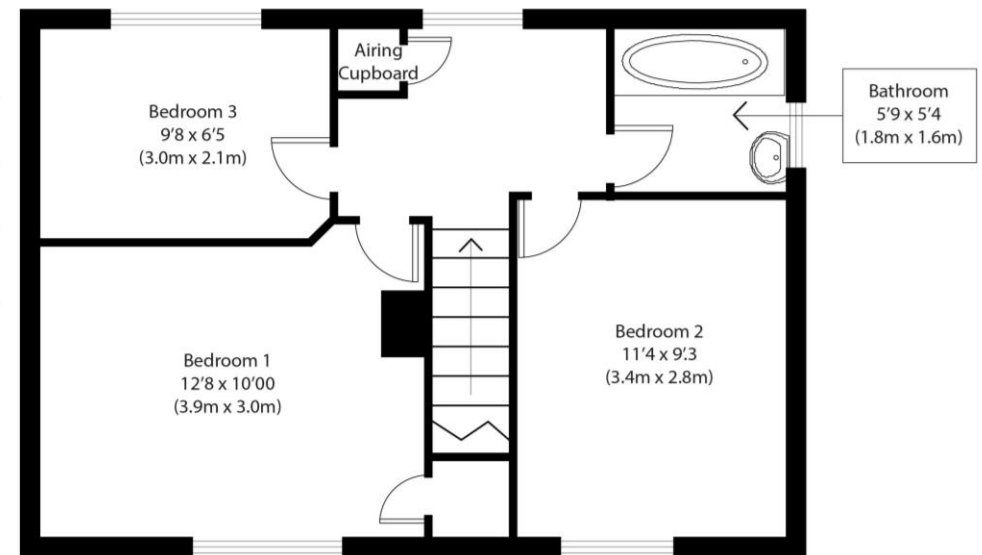
Approximate Gross Internal Area
920 sq ft (85 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk

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Ground Floor



First Floor

