



**4 Birch Fall
Nayland, Suffolk**

**DAVID
BURR**



4 Birch Fall, Nayland, Colchester, Suffolk, CO6 4LD

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdressers, a village shop, deli, a church 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 four-bedroom (one en-suite) detached property enjoying an attractive setting, tucked away at the foot of a private cul-de-sac, a short walk from the centre of the historic parish of Nayland. Lying on the Suffolk/Essex border and situated within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 1,300 sq ft arranged over two floors comprising four reception rooms and a particularly attractive westerly rear aspect. Ideally suited as a family home, the property lies within walking distance of the centre of the village with its range of amenities and a network of public footpaths and countryside walks. Further benefits to the property include brick paved driveway providing tandem off-street parking for approximately three vehicles and exceptionally well-maintained gardens to front and rear.

A four-bedroom (one en-suite) detached property offering four reception rooms, approximately 1,300 sq ft of accommodation and further benefitting from brick paved tandem driveway and exceptionally maintained gardens to front and rear.

Obscured panel glazed UPVC door opening to:

ENTRANCE PORCH: (2.10m x 0.99m) With tiled flooring throughout, obscured glass windows to front and side, obscured panel glazed door opening to:

ENTRANCE HALL: (1.86m x 1.41m) With staircase off rising to first floor, oak flooring and panel door to:

SITTING ROOM: (4.51m x 3.96m) With picture window to front, four further casement windows, wood-effect flooring and fireplace with stone surround and inset multi-fuel burning stove with mantle above. Recessed book shelving to corner alcove and double doors to:

DINING ROOM: (5.08m x 2.33m) Afforded a dual aspect with windows to front and side, hardwood flooring and serving hatch.

KITCHEN: (3.32m x 2.76m) Fitted with a matching range of wood-effect soft-close base and wall units with worktops over and tiling above. Single sink unit with vegetable drainer to side, mixer tap over, separate drinking water tap and water softener. Picture window to rear affording views across gardens. Fitted appliances include a Neff oven with grill, four-ring hob and space and plumbing for fridge, freezer and washing machine/dryer. Door to useful under stair storage recess with terracotta tiled flooring. LED spotlights throughout. Plumbing as available for a dishwasher. Opening to:

BREAKFAST ROOM: (2.69m x 2.36m) With stripped wood-effect flooring, serving hatch through to dining room and panel glazed double doors opening to:

GARDEN ROOM: (2.48m x 2.37m) With glazed surround on three sides, tiled flooring throughout and French doors opening to rear terrace.

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A door to an adjoining store room provides a utility store. Further benefitting from light and power.

CLOAKROOM: (1.81m x 1.04m) Fitted with ceramic WC and wash handbasin. Hardwood flooring.

First floor

LANDING: With hatch to loft (integrated extending ladder, the loft is fully boarded) and door to:

BEDROOM 1: (3.85m x 2.79m) With picture window to rear affording elevated views across the rear gardens and River Stour distant. Twin recessed fitted wardrobes, central door opening to:

EN-SUITE SHOWER ROOM: (2.40m x 1.46m) Principally tiled and fitted with ceramic WC, pedestal wash handbasin and fully tiled separately screened shower with chrome shower attachment. Wall-mounted heated towel radiator and obscured glass window to side.

BEDROOM 2: (3.93m x 2.97m) With windows to front elevation and fitted wardrobes.

BEDROOM 3: (3.69m x 2.37m) With window to rear affording views across the rear gardens and fitted wardrobe.

BEDROOM 4: (2.93m x 2.36m) Afforded a dual aspect with windows to front and side, fitted wardrobe units.

FAMILY BATHROOM: (1.91m x 1.68m) Fully tiled and fitted with ceramic WC, pedestal wash handbasin and bath with tiling above and shower attachment. Wall-mounted heated towel radiator and obscured glass window to side.

Outside

The property is situated on Birch Fall and offers a well-maintained lawned frontage with attractive border plants, hedging and a brick paved tandem driveway providing allocated off-street parking for approximately three vehicles. Bordered by a range of diverse and flourishing flowerbeds, evergreen and perennial planting and mature shrubs with a walkway continuing beside the property with gated access.

The rear gardens have been significantly developed and enhanced by the current owners with a central area of lawn bordered by brick walkways, border planting, a fish pond and raised seating area. Useful timber framed external store with light and power connected.

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

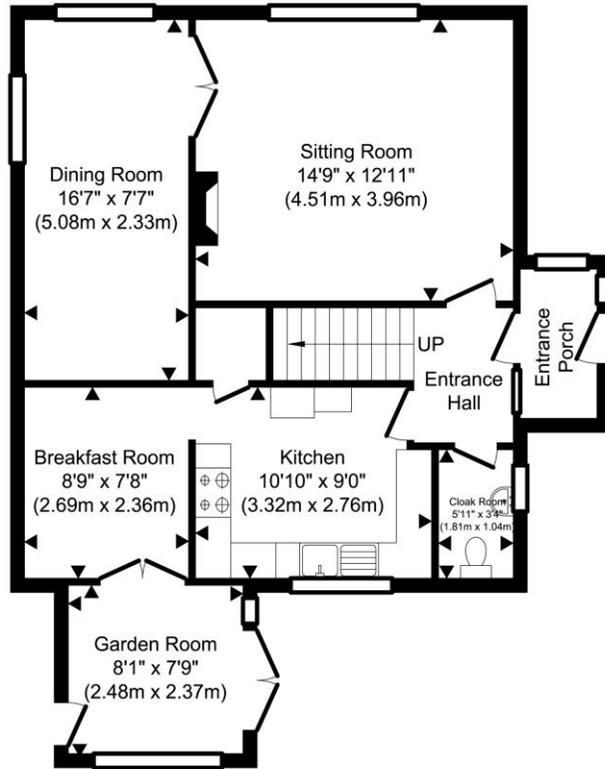
EPC RATING: D. A copy of the energy performance certificate is available on request.

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

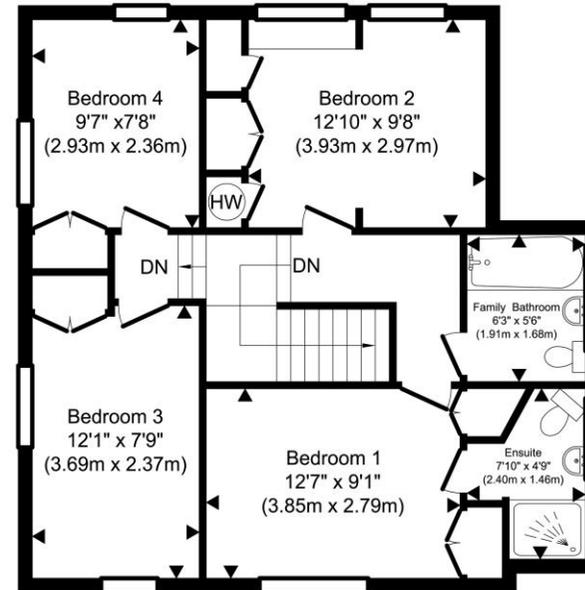
VIEWING: Strictly by prior appointment only through DAVID BURR.

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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Ground Floor
Approximate Floor Area
680.70 sq. ft.
(63.24 sq. m)



First Floor
Approximate Floor Area
615.69 sq. ft.
(57.20 sq. m)

TOTAL APPROX. FLOOR AREA 1296.40 SQ.FT. (120.44 SQ.M.)

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