



31 Heycroft Way
Nayland, Suffolk

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BURR**



31 Heycroft Way, Nayland, Colchester, Suffolk, CO6 4LF

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 high specification, distinctively designed and finished four bedroom (one en-suite) detached property enjoying a private position a short walk to the centre of the well-regarded village of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property was completed in 2024 with energy efficiency and sustainability in mind having achieved an EPC 'A' rating. Blending substantiable features including a NIBE air source heat pump, underfloor heating throughout the ground floor, a 4.6kw battery storage, aluminium bi-folding doors and bi-folding windows. Ideally suited as a family home within walking distance of the Ofsted 'outstanding' rated Nayland primary school, Littlegarth preparatory school, the Anchor public house, the village deli and some of the finest walking routes and public footpaths within the region. Arranged via an open plan kitchen/dining/family room, the property further benefits from a detached triple garage with electric roller doors, off-street parking via a recently laid driveway and an Indian sandstone terrace with privately set, well-screened gardens beyond.

A high specification four bedroom (one en-suite), two reception room newly constructed detached property within walking distance to the centre of Nayland. Offered with an EPC 'A' rating, an air source heat pump system, bank of 11 solar panels and 4.6kw battery storage with further benefits including a triple garage, ample private parking and established, well-screened gardens.

Oak effect clad security door with full height glass panelling opening to:

ENTRANCE HALL: 14' 2" x 11' 3" (4' 1") (4.32m x 3.44m (narrowing to 1.27m)) With porcelain tiled flooring throughout with underfloor heating, full height double width cloaks storage and staircase off with useful integrated fold out understair storage recess. Range of LED spotlights and oak door opening to:

SITTING ROOM: 12' 2" x 10' 4" (3.71m x 3.15m) With heritage grade casement windows to side, an integrated bespoke media/storage unit with surface above and stainless steel double power socket. Range of LED spotlights.

SNUG/STUDY: 11' 7" x 9' 8" (3.52m x 2.94m) A versatile room principal utilised as an office/study although offering excellent potential as a further reception room, if so required. Affording a dual aspect with heritage grade casement window range to front and side, herringbone patterned tiled flooring, LED spotlights and underfloor heating.

KITCHEN/DINING/FAMILY ROOM: 27' 5" x 17' 10" (8.35m x 5.43m) Set across the rear elevation is a dual aspect, part vaulted kitchen/dining/family room. Utilised as the principal reception/entertaining space and completed with a clear emphasis on distinctive design styles and breadth of materials utilised throughout. Fitted with an extensive range of grained effect, base and part glass fronted wall units with quartzite surfaces over and upstands above. Fitted appliances include

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a three door Stoves electric oven with five ring induction hob and Elica extraction hood above, a twin door Fisher & Paykal dishwasher in addition to an LG double width fridge/freezer with ice and chilled water attachment. The wall units comprise a range of oak lined, soft close cutlery drawers, deep fill pan drawers, oak lined wall units and an oak lined eye level larder store. A brass topped central island is a distinctive feature with further extensive range of soft close, oak lined units, waste/recycling unit and a wine cooler. Overhang breakfast bar area, two velux windows to rear and aluminium bi-folding doors opening to the rear terrace and gardens beyond. Porcelain tiled flooring with underfloor heating, aluminium framed bi-folding windows with further range of integrated storage solutions. A wood burning stove is set in a brick fireplace with stone lintel over, oak mantle and hearth. Range of LED spotlights, seating area and panel glazed casement door to the side terrace.

UTILITY ROOM: 8' 11" x 8' 6" (2.73m x 2.60m) Fitted with a matching range of shaker style base units and full height cloaks storage units with attached hanging rails. Quartz preparation surfaces with upstands above, single sink unit with mixer tap above and space and plumbing for a washing machine and tumble dryer. Porcelain tiled flooring throughout, LED spotlights and dog/boot shower. Panel glazed grained effect clad security door opening to the side.

CLOAKROOM: 5' 10" x 3' 11" (1.79m x 1.20m) Fitted with ceramic WC within a bespoke timber unit, oval porcelain wash hand basin. Patterned tiled flooring throughout and obscured glass window to front.

First floor

LANDING: A cleverly designed landing space with staircase rising to second floor, velux window to front and door to store room with attached hanging rail and useful fitted shelving. Range of LED spotlights and door to:

BEDROOM 1: 13' 1" x 12' 2" (4.00m x 3.72m) Set to the rear elevation with aspect across the landscape and gardens beyond. Panel glazed double doors open to a reinforced glass Juliet balcony with heritage grade casement window to side, distinctive range of floor to ceiling fitted wardrobe units with shelving, attached hanging rail and useful shelving. Recessed wall shelving, feature ceiling lights and LED spotlights with pocket door opening to:

EN-SUITE BATHROOM: 13' 4" x 6' 5" (4.06m x 1.95m) Distinctively styled with RAK ceramics WC, a twin width wash hand basin with circular orientating tap attachments and tiling above. Touch sensitive full width wall mirror with lighting feature, adjacent shelving with downlighting and distinctive feature bath with separate shower attachment. Wall mounted heated towel radiator, low level spotlighting and micro-cement wall covering, separately screened walk-in shower unit with recessed shelving and both mounted and handheld shower attachments.

BEDROOM 2: 13' 0" x 10' 0" (3.96m x 3.04m) Affording a dual aspect with heritage grade casement window range to front and side affording far reaching views across the adjacent valley. Range of LED spotlights.

BEDROOM 3: 12' 8" x 11' 7" (3.85m x 3.54m) With heritage grade casement window range to side and rear, LED spotlights and aspect across the rear gardens.

BEDROOM 4: 11' 7" x 9' 9" (3.54m x 2.98m) Affording a dual aspect with a wealth of natural light from the south facing front elevation with triple width heritage grade casement window range and further casement window to side. Range of integrated wardrobes with attached hanging rails.

FAMILY BATHROOM: 10' 6" x 8' 2" (3.21m x 2.50m) A high specification family bathroom suite with distinctive hexagon patterned

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wall tiles, RAK ceramics WC, twin wash hand basins within a composite topped integrated shaker unit and walk-in, separately screened porcelain tiled shower unit with recess shelving and both mounted and handheld shower attachment. Free standing bath, wall mounted terma towel rail, LED spotlights and obscured glass casement window to side.

Second floor

LANDING: With door to useful eaves storage space, further folding door to plant room housing pressurised water cylinder and Nibe solar inverter. Further door to:

LOFT ROOM: 13' 5" x 10' 11" (4.09m x 3.34m) A substantial loft space offering potential for conversion into further bedroom/loft room, if so required, with completed insulation, boarded flooring, light and power connected.

Outside

The property is situated on the foot of Heycroft Way, approached via a shared access road with a recently laid driveway and driveway parking for approximately six/eight vehicles. Direct access is provided to the:

TRIPLE GARAGE: 28' 8" x 16' 9" (8.74m x 5.10m) With electric roller door and single manual door to front and light and power connected.

The gardens are separated from the driveway by painted wrought iron fence line with an Indian sandstone terrace spanning the width of the property providing an ideal alfresco dining space with further driveway/parking area to side, expanse of lawn beyond with multiple silver birch trees and six foot fence line border.

The attention to detail and standard of craftsmanship are particularly evident from the exterior elevation with steel guttering, clay tile roofline, a

combination of brick work and rendered plastered finish with UPVC fascia and soffit borders.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Air source heat pump. **NOTE:** None of these services have been tested by the agent.

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

WHAT3WORDS: ///carrots.tailed.rewriting

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

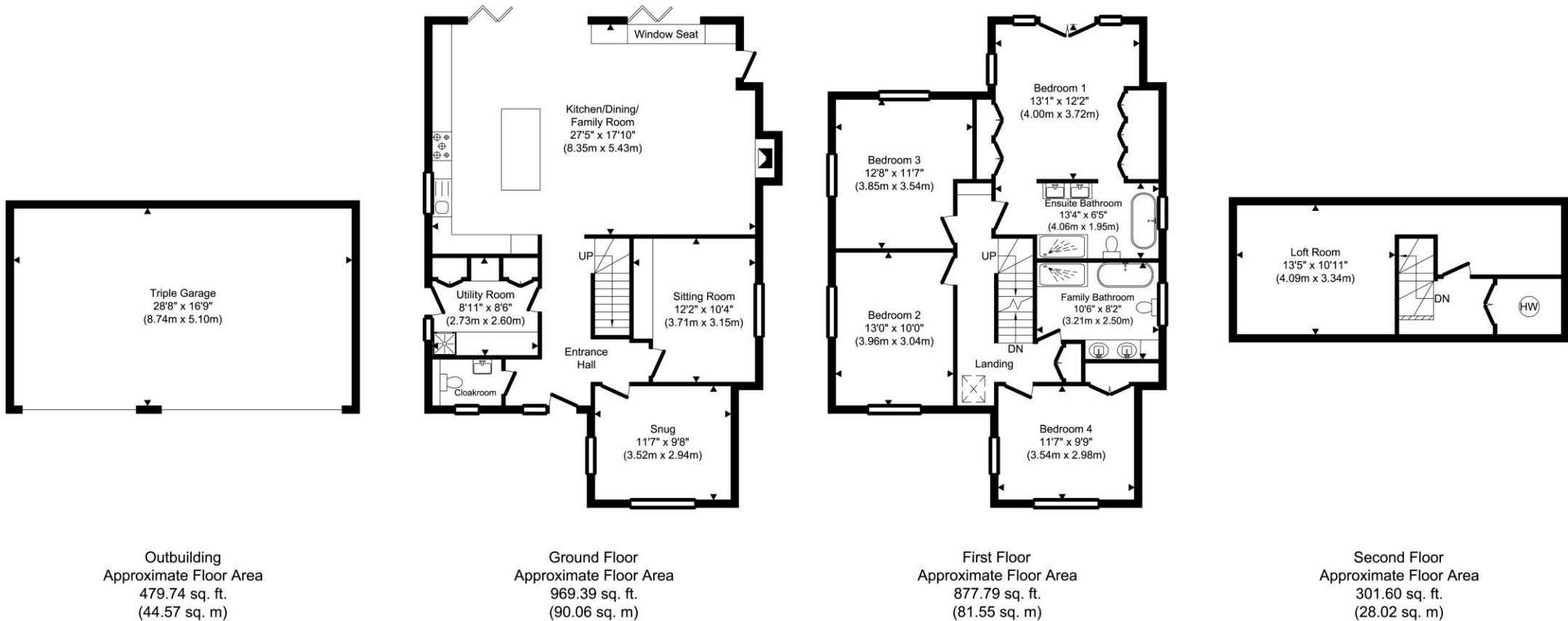
BROADBAND: Up to 900 Mbps (Source Ofcom).

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

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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TOTAL APPROX. FLOOR AREA 2628.54 SQ.FT. (244.20 SQ.M.)
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