



3 BEAR STREET

Nayland | Suffolk



Chapman Sticks

3, BEAR STREET NAYLAND, COLCHESTER, CO6 4HX

Colchester – 6 miles
Sudbury – 8 miles
Ipswich – 16 miles

- Sitting room • Dining room • Kitchen • Utility room • Inner hall • Bedroom / study • Landing • Three double bedrooms •
 - Rear garden • Off-road parking •
 - Cart lodge with adjoining store •

The Property

According to its Grade II Listing, 3 Bear Street probably dates from the 19th century and typical features of its period include a shallow pitched slate roof and distinctive sash windows which characterises the façade. The house was subsequently extended to the rear, which consists of a two-storey addition and a later single storey extension.

The original front part comprises the well-proportioned dining and sitting rooms, where the latter provides a focal fireplace with wood burner. The more recent extensions include the spacious inner hall with cloakroom off, ground floor bedroom / study, and the kitchen, which is fitted on three walls with worksurfaces and a comprehensive range of units with integral appliances. The adjacent utility / boot room provides further worksurfaces and storage facilities.

On the first floor, the two main front bedrooms form the original part of the building which overlook the attractive street scene. The remaining accommodation provides a further double bedroom and a generously proportioned bathroom, which is fitted with a modern white suite and tiling to the walls and floor.

AN ATTRACTIVE PERIOD HOUSE LOCATED IN THE CENTRE OF NAYLAND TOGETHER WITH OFF-ROAD PARKING, A DETACHED OUTBUILDING AND AN ENCLOSED REAR GARDEN



Outside, the property offers off road parking with an adjacent detached outbuilding comprising a two-bay cart lodge with rear store / workshop which has power connected. Beyond is the west facing enclosed garden which is predominantly brick paved.

Location

Nayland is a most attractive and sought-after village on the River Stour which forms the border between Essex and Suffolk. The village has a thriving community with a primary school, Doctors' Surgery, post office, dentist, and a very popular riverside pub. Nearby Stoke-by-Nayland offers 2 further renowned pub/restaurants and 36 hole Stoke-by-Nayland Golf Course and Spa/Gym. There are a number of popular schools within easy reach, including Littlegarth, Holmwood House, and in Colchester, the County High School for Girls and the Royal Grammar School.

Services

Mains electricity, water, and drainage. Oil-fired central heating.

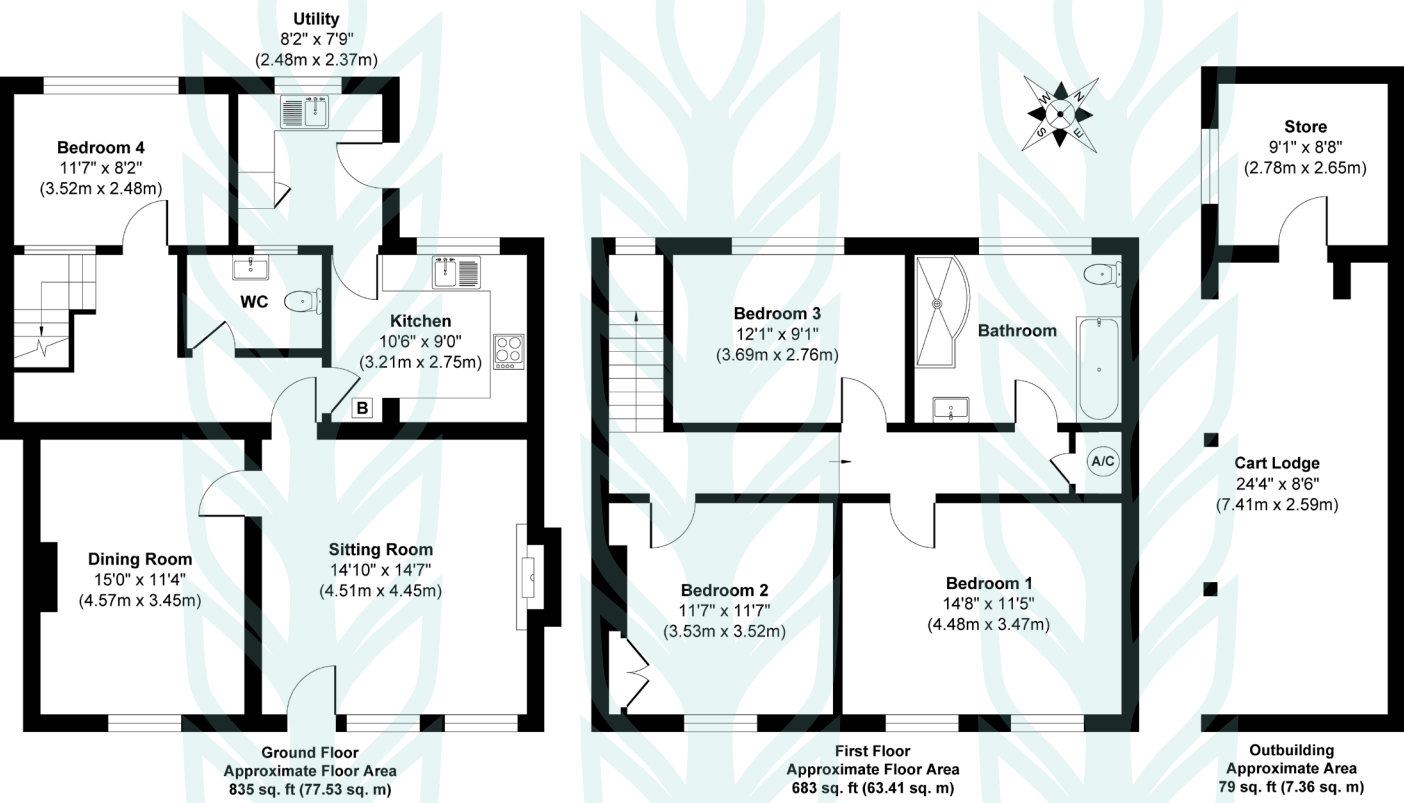
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council.

Band E (2024)



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Approx. Gross Internal Main House Area 1518 sq. ft / 140.94 sq. m
Illustration for identification purposes only, measurements approximate, not to scale. Copyright



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