



**73 Bear Street
Nayland, Suffolk**

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73 Bear Street, Nayland, Colchester, Suffolk, CO6 4HY

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, hairdresser, post office, a village shop with coffee shop, 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 rarely available three bedroom detached unlisted property situated in the heart of the historic village of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property is one of very few detached 20th century properties constructed within the village and enjoys an attractive position on Bear Street, ideally placed for the centre of the village with the 'The Anchor' public house, village deli, post office and network of public footpaths and countryside walks.

Offering an accommodation schedule arranged via three ground floor reception rooms, the property is particularly adaptable with retained features including UPVC framed double glazed windows, fireplaces with a wood burning stove, an open aspect kitchen/breakfast room and an attractive aspect across both front and rear elevations. Further benefits to the property include ample private parking via an in and out driveway and established, well-screened rear gardens with gated side access.

A rarely available three bedroom detached unlisted village property centrally positioned within the ever-popular village of Nayland. Offering an accommodation schedule arranged via three ground floor reception rooms with excellent scope for further extension, if so required (subject to the necessary planning consents), with further benefits including ample private parking via an in and out driveway and private, well-screened rear gardens.

Panel door opening to:

ENTRANCE HALL: 10' 5" x 10' 5" (3.20m x 3.19m) With skirting, dado rail, UPVC double glazed window to side and timber framed french doors to rear opening to the rear gardens. Panel door to:

INNER HALL: 23' 0" x 7' 6" (7.03m x 2.31m) With staircase rising to first floor, glass panel door opening to gardens and door to understair storage recess. The inner hall continues via a central walkway opening to open fitted book shelving and panel glazed double door to:

SITTING ROOM: 13' 3" x 11' 7" (4.05m x 3.52m) With casement window range to front, fireplace with tiled hearth, pine surround and mantle over with inset wood burning stove. Skirting, dado rail and open fronted fitted shelving units.

DINING ROOM: 12' 8" x 10' 0" (3.87m x 3.05m) With casement window range to front, fireplace with tiled hearth and pine surround with mantle over.

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GARDEN ROOM: 10' 2" x 7' 6" (3.10m x 2.29m) With a glazed surround on two sides set beneath a pitched roofline with panel glazed door opening to the rear gardens.

KITCHEN/BREAKFAST ROOM: 22' 8" x 15' 3" (6.92m x 4.64m) Fitted with a matching range of wooden base and part glass fronted wall units with preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above, window range to rear and space for appliances including a three-door oven with four ring hob above, plate warmer and extraction over. Space for further appliances include a fridge/freezer and dishwasher. An island unit provides further base level storage with shelving units. Tiled flooring throughout, breakfast area to rear, casement window range with views across the gardens and panel glazed double doors opening to garden room. Panel door to:

SHOWER ROOM: 8' 5" x 5' 2" (2.58m x 1.58m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled, separately screened shower with handheld shower attachment. Casement window to side and door to:

UTILITY ROOM: 6' 0" x 4' 5" (1.84m x 1.34m) Providing space and plumbing for washing machine/dryer and also housing oil fired boiler. Range of fitted shelving and casement window to front.

First floor

LANDING: With hatch to loft, casement window to rear, skirting and dado rail. Door to:

BEDROOM 1: 12' 8" x 11' 0" (3.86m x 3.35m) With casement window range to front affording a southerly aspect with views across a range of individual properties within this thriving village, skirting and dado rail.

BEDROOM 2: 11' 7" x 10' 9" (3.52m x 3.28m) With skirting, dado rail and casement window range to front affording a southerly aspect. Door to linen store with water cylinder and useful fitted shelving.

BEDROOM 3: 9' 6" x 8' 4" (2.90m x 2.53m) With casement window to rear, dado rail and door to useful store room.

FAMILY BATHROOM: 7' 7" x 5' 6" (2.31m x 1.68m) Fitted with ceramic WC, wash hand basin and bath with separately screened shower area. Wall mounted heated towel radiator and obscured glass window to rear.

Outside

The property is situated on Bear Street, approached via an in and out driveway with central expanse of lawn with flower bed and providing shingled private parking with space for approximately eight vehicles. Gated side access is provided to the rear gardens.

Arranged via a single expanse of lawn with six-foot fence line border, range of strategically placed flower beds, established border planting and timber framed external store.

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: ///potions.pencil.ultra

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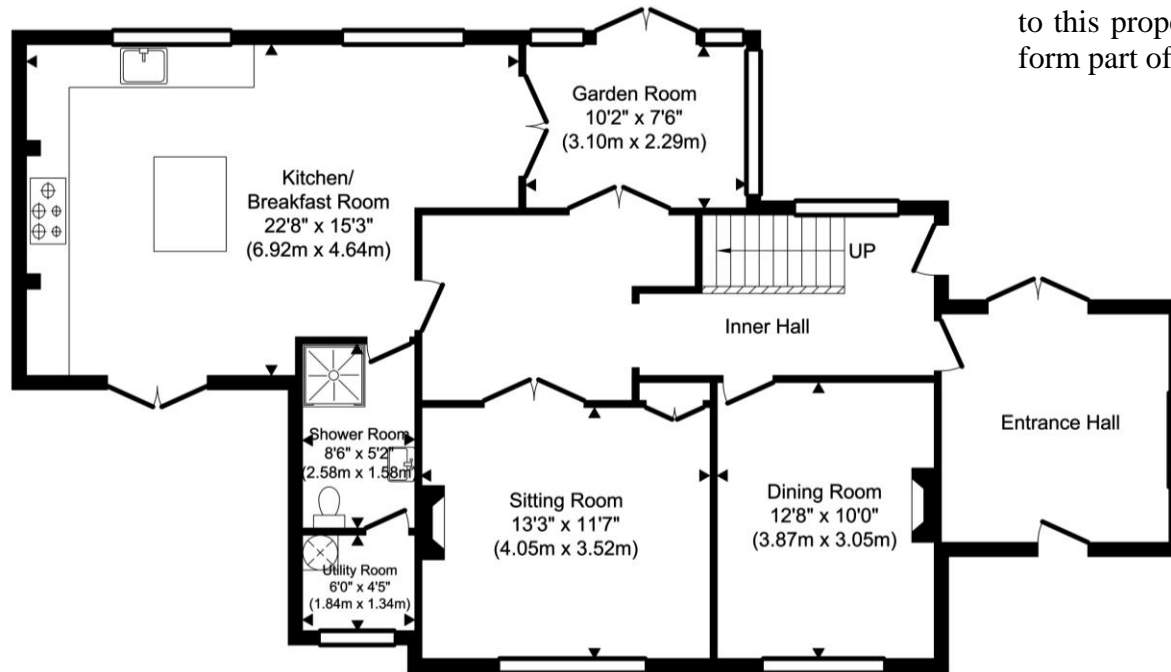
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

BROADBAND: Up to 49 Mbps (Source Ofcom).

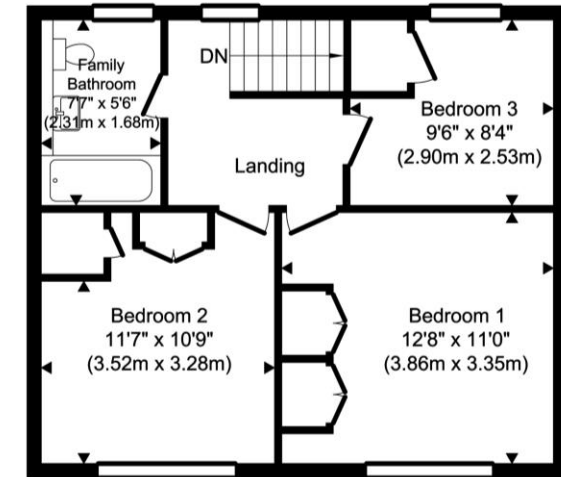
MOBILE COVERAGE: EE, Three, O2 & Vodafone (Source Ofcom).

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.



Ground Floor
Approximate Floor Area
1055.50 sq. ft.
(98.06 sq. m)



First Floor
Approximate Floor Area
482.00 sq. ft.
(44.78 sq. m)

TOTAL APPROX. FLOOR AREA 1537.51 SQ.FT. (142.84 SQ.M.)
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