



3 Gravel Hill
Nayland, Suffolk

**DAVID
BURR**



3 Gravel Hill, Nayland, Colchester, Suffolk, CO6 4JB

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, a village deli with coffee shop and cafe, a church and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and straddles the River Stour. 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 two-bedroom semi-detached Victorian cottage enjoying a central village location within the much sought-after village of Nayland. Located on the Suffolk/Essex border and lying within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 78 m² / 845sq ft arranged over two floors. Notable retained features include heritage grade, UPVC framed sash windows, a fireplace in the sitting room, French doors from the garden opening to the rear terrace. Located within walking distance of the range of village amenities and network of countryside walks and public footpaths. Further benefits to the property include private, well-screened rear gardens and an area of shingled frontage onto Gravel Hill.

A two-bedroom semi-detached Victorian cottage enjoying unlisted status, occupying a central village location and lying within the Dedham Vale Area of Outstanding Natural Beauty.

Timber door with glazed panels, opening to:

ENTRANCE HALL: With staircase rising to first floor and original panel door opening to:

SITTING/DINING ROOM: An impressive reception room with heritage grade, sash window to front, fireplace with plastered surround (presently sealed) and cornicing. An opening leads to a dining area with recessed shelving, base level storage and double doors opening to:

KITCHEN: Fitted with an extensive range of base and wall units with granite-effect preparation surfaces over and tiling above. Stainless-steel single sink unit with mixer tap above and space for appliances including an oven with extraction above, fridge/freezer and washing machine/dryer. Double doors open directly to the rear terrace and gardens beyond.

FAMILY BATHROOM: Fully tiled and fitted with ceramic WC, pedestal wash handbasin and bath. Wall-mounted heated towel radiator

and obscured glass window to rear. Door to useful under stair linen store housing water cylinder with useful fitted shelving.

First floor

LANDING: With window to side, two hatches providing access to two lofts and door to storeroom with useful fitted shelving.

BEDROOM 1: With two sash windows to front affording a wealth of natural light and views across the adjacent period rooftops. Victorian fireplace (presently sealed) and full-height storeroom with useful fitted shelving.

BEDROOM 2: With casement window to rear affording views across the gardens and ample fitted storage units.

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SHOWER ROOM: Partly tiled and fitted with ceramic WC, wash handbasin and separately screened shower unit with chrome shower attachment. Casement window to rear.

Outside

The property is situated on Gravel Hill with a shingled area to the front of the property.

The rear gardens are arranged via a low-level brick border with a slate chipped seating area, expanse of lawn beyond, fence line border and a timber-framed external store.

TENURE: Freehold

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

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

WHAT3WORDS: ///expand.removals.swooned

TENURE: A holding deposit of one week's rent will be required to process an application for a Tenancy. One month's rent and 5 weeks security deposit will be payable prior to handover, the holding deposit will go towards this payment. Fees may be charged for late payment of rent and mislaid keys.

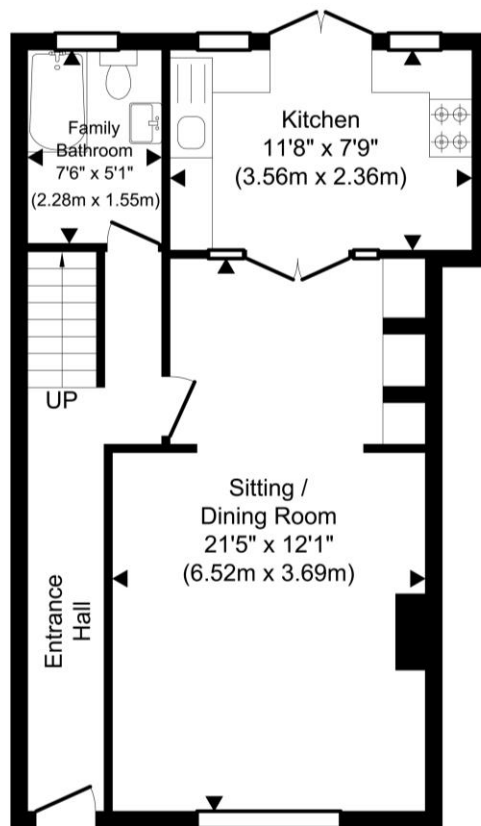
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** C

VIEWING: Strictly by prior appointment only through DAVID BURR.

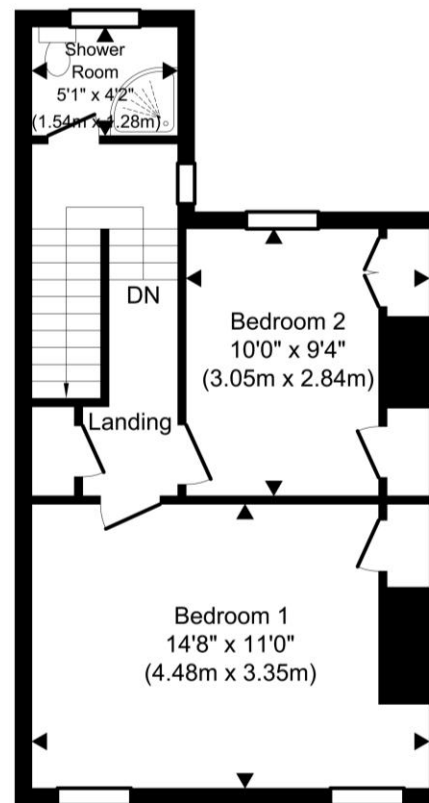
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Ground Floor
Approximate Floor Area
467.26 sq. ft.
(43.41 sq. m)



First Floor
Approximate Floor Area
377.16 sq. ft.
(35.04 sq. m)

TOTAL APPROX. FLOOR AREA 844.42 SQ.FT. (78.45 SQ.M.)

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