



**29 Bear Street
Nayland, Suffolk**

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BURR**



29 Bear Street, Nayland, Colchester, Suffolk, CO6 4HX

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 rarely available four bedroom (one en-suite) detached Grade II listed village residence, centrally positioned within the historic parish of Nayland. Lying within the village conservation area and the Dedham Vale Area of Outstanding Natural Beauty, the property is one of few detached period properties on Bear Street and offers well presented, practically arranged accommodation via two reception rooms. The property retains a host of features and characteristics including timber framed sash windows, exposed wall timbers, open fireplaces and doors complete with suffolk latches. Having benefitted from a previous rear extension, the open aspect, granite topped kitchen/breakfast room with a bespoke fitted kitchen is one of the property's most distinctive and attractive features. Conveniently located for a network of high performing state and independent schooling and within walking distance of The Anchor public house, village deli, bus route and some of the finest walking routes and public footpath network in the county. Further benefits to the property include garaging, private, well-screened walled gardens and off-street parking via a single driveway space.

A four bedroom (one en-suite) detached period property enjoying Grade II listed status, offering an accommodation schedule arranged via two ground floor reception rooms and further benefitting from garaging, walled gardens and off-street parking.

Panel glazed timber door opening to:

ENTRANCE HALL: 13' 2" x 3' 4" (4.03m x 1.03m) With stripped oak flooring, staircase rising to first floor and door with suffolk latch opening to:

DINING ROOM: 13' 4" x 11' 9" (4.07m x 3.57m) A versatile room enjoying a direct link to the sitting room with sash window to front, exposed wall timbers and feature brick fireplace. Opening to:

SITTING ROOM: 14' 3" x 12' 7" (4.34m x 3.83m) With timber framed, double glazed casement window range to front, panel glazed double doors to rear opening to the terrace and a central fireplace with tiled hearth, wooden surround and mantle over.

KITCHEN/BREAKFAST ROOM: 22' 7" x 9' 6" (6.89m x 2.89m) Forming part of a two storey rear extension and fitted matching range of solid wood base and wall units with granite surfaces over and tiling above. Ceramic double sink unit with mixer tap over, casement window range to side and rear affording an attractive aspect across the rear gardens. The kitchen units comprise a range of lined cutlery drawers, deep fill pan drawers, corner carousel units and shelving. Integrated appliances include a fridge/freezer, four door Rangemaster oven with six ring ceramic hob above, extraction over and integrated Bosch dishwasher. Open fronted wine store, granite topped peninsular unit and breakfast area to side with fitted seating and oak flooring throughout. Half height panelled stable door to outside and step up with door incorporating suffolk latch opening to:

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UTILITY ROOM: 9' 1" x 5' 6" (2.76m x 1.68m) Fitted with a matching range of shaker style base and wall units with wooden surfaces and tiling above. Stainless steel single sink unit with mixer tap above, casement window range to rear and space and plumbing for washing machine and dryer. Door with suffolk latch opening to:

SHOWER ROOM: 8' 11" x 2' 11" (2.74m x 0.90m) Fitted with ceramic WC, heritage wash hand basin and fully tiled separately screened shower with shower attachment. Wall mounted heated towel radiator.

PLAYROOM/OFFICE: 10' 5" x 9' 11" (3.18m x 3.03m) A versatile room affording a wealth of natural light from the south facing front aspect with sash window affording an attractive aspect across the adjacent period properties. Range of open fronted fitted shelving and door to useful understairs storage recess.

First floor

LANDING: A linear landing arrangement with exposed wall timbers, obscured glass casement window to side, range of wall timbers and velux window. Door with suffolk latch to:

BEDROOM 1: 12' 6" x 15' 0" (9' 11") (3.83m x 4.56m (narrowing to 3.03m)) Enjoying a dual aspect with casement window range to front and rear and door to:

EN-SUITE SHOWER ROOM: 7' 2" x 3' 9" (2.19m x 1.15m) Partly tiled and fitted with ceramic WC, pedestal wash hand basin and fully tiled separately screened shower unit with mounted and handheld shower attachment. Wall mounted heated towel radiator.

BEDROOM 2: 12' 9" x 12' 2" (3.88m x 3.70m) Positioned above the kitchen and affording a dual aspect with low level glazed screening to

side, casement window to rear and affording views across the established, well-screened gardens.

BEDROOM 3: 13' 4" x 10' 2" (4.06m x 3.09m) With casement window to front, extensive fitted wardrobes and a Victorian fireplace. Hatch to loft.

BEDROOM 4: 11' 4" x 7' 8" (3.46m x 2.34m) With Yorkshire sash window to front, fitted shelving adjacent and hatch to loft.

FAMILY BATHROOM: 8' 7" x 7' 3" (2.62m x 2.22m) Fitted with ceramic WC, pedestal wash hand basin and beady. Bath with shower attachment, tiling above and exposed wall timbers. Heated towel radiator and twin doors to store housing water cylinder with useful fitted shelving. Range of spotlights and obscured glass casement window to rear.

Outside

The property is located on Bear Street, set behind a rendered exterior with distinctive window range and beneath a clay tiled roofline.

A brick paved driveway provides space for a single vehicle with direct access to the:

GARAGE: 18' 1" (11' 7") x 15' 4" (5.50m (narrowing to 3.55m) x 4.67m) With twin hinged doors to front, light and power connected and personnel door to side.

The privately positioned, tucked away walled gardens are one of the property's most notable attributes. Designed with low maintenance in mind, ideal for entertaining with multiple seating areas, established border planting and incorporating vibrant roses and a covered pergola accessed via a snaking brick border path. Gated side access is in place between the garage and parking area.

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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: N/A. A copy of the energy performance certificate is available on request.

WHAT3WORDS: ///elevates.jiggle.gullible

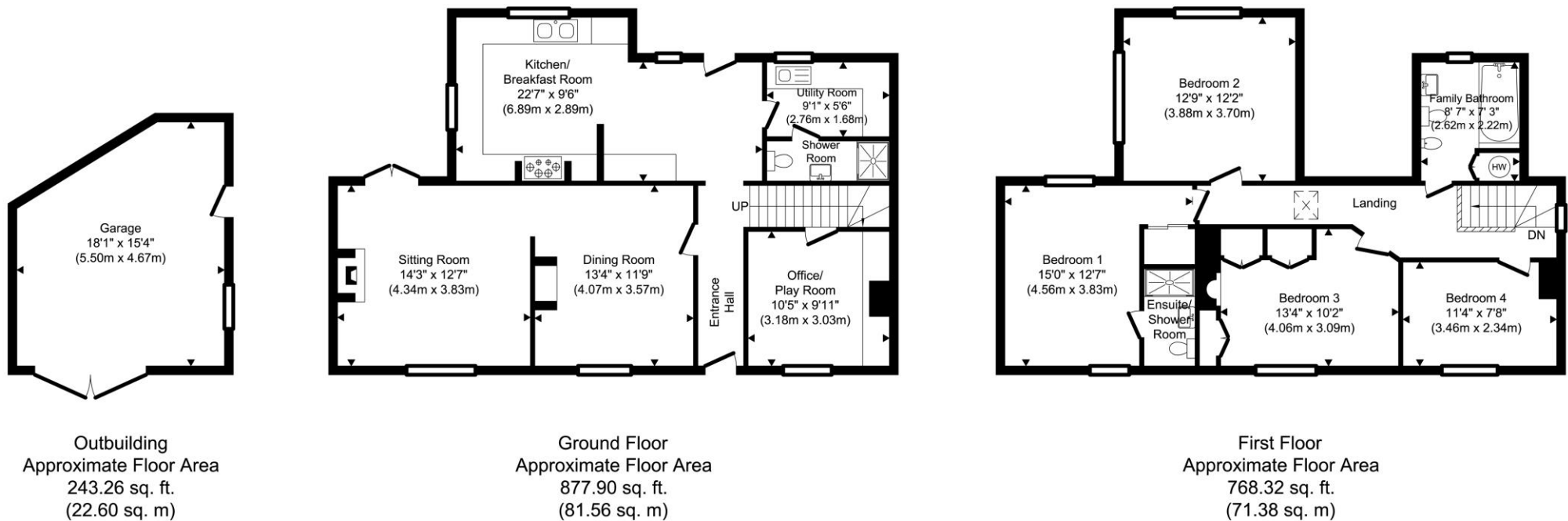
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** F.

BROADBAND: Up to 900 Mbps (Source Ofcom).

MOBILE COVERAGE: EE, Three, 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.



TOTAL APPROX. FLOOR AREA 1889.49 SQ.FT. (175.54 SQ.M.)
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