



10 Sudbury Road
Stoke by Nayland, Suffolk

**DAVID
BURR**

10 Sudbury Road, Stoke by Nayland, Suffolk, CO6 4RJ

Stoke by Nayland is one of the areas most favoured villages standing on the edge of a designated Area of Outstanding Natural Beauty captured in paintings by Gainsborough and Constable. There are two award winning restaurants, a primary school and a parish church complemented by a variety of medieval architecture. The A12 is 8 miles and Colchester with its comprehensive range of amenities and commuter rail link to London Liverpool Street Station is 9 miles.

This well presented two-bedroom semi-detached property enjoys a highly accessible location on the outskirts of the much sought after village of Stoke By Nayland, located on the Suffolk/Essex border. The property offers well-presented living accommodation arranged over two floors with further potential to extend (subject to the necessary planning consents). The property enjoys attractive, individual features throughout including wooden floors, doors and a fireplace with wood burning stove. The property offers generous gardens to both front and rear with a total plot size extending to approximately 0.15 acres with unrestricted on street parking set to the front of the property.

This well presented two-bedroom semi-detached property enjoys scope to extend (subject to the necessary planning consents) with a total plot size of approximately 0.15 acres and south-facing rear gardens and close to village amenities.

Solid oak door to:

ENTRANCE HALL: With wooden flooring throughout, staircase off and oak door to:

SITTING ROOM: 4.05m x 3.77m (13' 3" x 12' 4") With casement window range to front affording attractive views over the gardens. wooden flooring throughout, central fireplace with granite hearth and inset wood burning stove. Picture rail and wooden door to under stairs storage recess. Panel-glazed oak door to:

KITCHEN/DINING ROOM: 4.69m x 1.86m (15' 4" x 6' 1") Fitted with a matching range of base and wall units throughout with Oak worktops over and tiles above. Ceramic single sink unit with mixer tap over and window to side. The kitchen provides space for double oven with four ring electric hob over and extractor hood above. Tiled flooring throughout and dining area to side. Wooden door to:

Rear hall: With stable door to outside.

UTILITY ROOM: With tiled flooring and providing space and plumbing for a range of useful appliances including washing machine, dryer and dishwasher. Ceramic wash hand basin, storage below and clouded glazed window to rear.

CLOAKROOM: Fitted with WC and clouded glazed window to rear.

First floor

LANDING: With hatch to loft and window to side.

BEDROOM 1: 3.85m x 2.88m (12' 7" x 9' 5") With window to front affording elevated views over the gardens and valley beyond. Double doors to fitted wardrobe with attached hanging rail.

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BEDROOM 2: 3.04m x 2.77m (9' 11" x 9' 1") With windows to rear and fitted wardrobe.

FAMILY BATHROOM: Fully tiled and fitted with WC, wash hand basin and panelled bath with wall mounted shower attachment. Wall mounted heated towel rail and clouded glazed window to side.

Outside

The gardens are an exceptional feature to the property being set to both the front and rear and laid principally to lawn with an established hedged border to one side, 6ft fence line border.

In all about 0.15 acres.

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

TENURE: Freehold

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

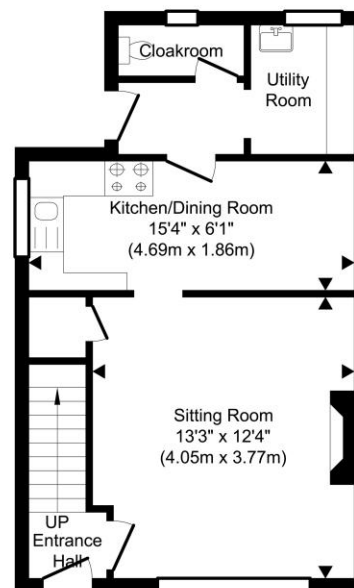
WHAT3WORDS: deploying.judges.compounds

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

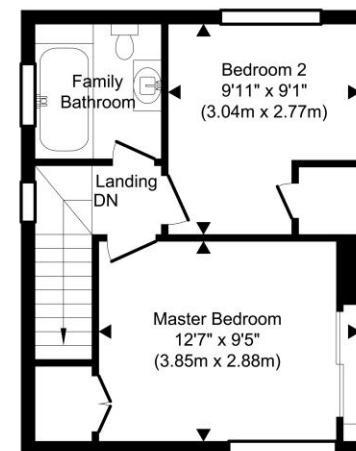
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Ground Floor
Approximate Floor Area
375.12 sq. ft.
(34.85 sq. m)



First Floor
Approximate Floor Area
303.43 sq. ft.
(28.19 sq. m)

TOTAL APPROX. FLOOR AREA 678.55 SQ.FT. (63.04 SQ.M.)
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