



Steetleys
Stoke by Nayland, Suffolk

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Steetleys, Stoke by Nayland, Colchester, Suffolk, CO6 4RA

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 post office with villages stores, a primary school and an imposing 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.

Offering a discrete position whilst overlooking the recreation ground and parish church is this architecturally unique three-bedroom individual property of impressive standing, tucked away within the historic village of Stoke by Nayland. Located on the Suffolk/Essex border and set within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 1,700 sq ft arranged over two floors comprising three ground-floor reception rooms and completed with a clear emphasis on impressive room proportions, a vaulted reception hall, galleried landing and a granite topped kitchen/breakfast room. Located within walking distance of the range of facilities within this well-served village, countryside walks and network of public footpaths, the property also benefits from ample private parking, external stores and private, unoverlooked rear gardens.

An architecturally unique three-bedroom property offering three reception rooms enjoying a central village location.

Obscured panel glazed UPVC clad security door opening to:

ENTRANCE HALL: (3.52m x 3.00m) A welcoming space with galleried landing, with panel glazed screening to front, Velux window and staircase rising to first-floor. Stripped wood-effect flooring, dado rail and obscured glass panelled double doors to:

SITTING ROOM: (5.98m x 4.30m) With four-window range to front, TV unit and impressive range of fitted cupboard and display cabinets with inset lighted shelving, dado rail and coving, with obscured glass double doors to:

FAMILY/ DINING ROOM: (3.95m x 3.31m) Centrally located within a linear arrangement of reception rooms and providing convenient access to the adjacent kitchen/breakfast room with dado rail and panel glazed double doors to:

CONSERVATORY: (3.84m x 3.01m) Set on a brick base beneath a pitched roofline with a glazed surround on three sides with French doors opening to the rear terrace and adjacent gardens. Stripped wood-effect flooring, ceiling fan and light, radiator.

KITCHEN/BREAKFAST ROOM: (3.97m narrowing to 2.98m x 3.96m) Fitted with a matching range of soft-close base units with granite preparation surfaces over and granite upstands above. Stainless-steel single sink unit with vegetable drainer to side, mixer tap above and separate filtered water tap. Fitted appliances include an eye-level Hotpoint oven with grill above, four-ring ceramic hob with extraction over and Miele dishwasher. Space for full-height fridge, range of matching wall units and tall pull-out larder style shelving units. Deep-fill pan drawers, corner carousel units and tiled flooring throughout. LED spotlights, windows to rear and obscured glass panelled door opening to:

UTILITY ROOM: (3.03m x 2.08m) Fitted with a matching range of base and wall units with granite-effect surfaces and tiling above. Space

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and plumbing for washing machine and tumble dryer. Space for full-height freezer, stainless-steel sink unit with hot and cold tap over. Tiled flooring throughout, window to rear overlooking the garden and obscured panel glass UPVC clad security door opening to outside.

OFFICE: (2.87m x 1.75m) With window to side, coving and LED spotlights.

CLOAKROOM: (1.74m x 0.87m) Fitted with ceramic WC, vanity handbasin with tiling above, xx. Tongue-and-groove panelling and central ceiling light, extractor fan and tiled flooring.

First floor

GALLERIED LANDING: Enjoying an open aspect with shelved display area to front elevation, door to linen cupboard housing water cylinder with useful fitted shelving and further door to:

BEDROOM 1: (5.35m into bay x 4.30m) With window and radiator to front affording views across the recreation ground with the parish church of St Mary distant. Laminate flooring, part mirror fronted fitted wardrobe, dressing tables and further door to:

EN-SUITE SHOWER ROOM: (2.52m x 1.71m) Partly tiled and fitted with ceramic WC, wash hand basin within a base unit and separately screened shower unit with triton electric shower and heated towel rail.

BEDROOM 2: (5.50m x 3.04m) With radiator, window range to front, picture rail and door to eves storage space.

BEDROOM 3: (3.94m x 2.59m) With Velux window to rear and door to eves storage space, coving, radiator and hatch to loft.

FAMILY BATHROOM: (3.34m x 2.55m) Principally tiled and fitted with ceramic WC, oval ceramic vanity storage inset, basin with marble top, corner bath, mixer tap bidet and fully tiled separately screened cubicle with aqualux quartz shower. Velux window to rear and spotlights, tiled flooring and wall heated towel rail.

Outside

The property is accessed via a block paved approach providing parking for approximately five vehicles. The property is discretely set away from the road enjoying well-screened borders to front and side comprising a range of evergreen plants, shrubs, hedging and mature trees. Direct access is provided to the:

STORAGE: (3.43m x 2.90m) With twin hinged doors to front, light and power connected. The garage has been previously partitioned for the creation of study to rear and in its current form is best utilised as useful storage.

The rear gardens are arranged via a block pavement flooring expanse of lawn with multiple seating areas, border plants shrubs and fence line border. With a bunded oil tank, paved patio, exterior tap, gate to front and metal storage shed. A timber frame external store is set to the side of the gardens which enjoy an unoverlooked setting in this picturesque, well-regarded village.

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.

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

VIEWING: Strictly by prior appointment only through DAVID BURR.

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