



**11 Birch Street  
Nayland, Suffolk**

**DAVID  
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# 11 Birch Street, Nayland, Colchester, Suffolk, CO6 4JA

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/deli 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 two-bedroom Grade II listed period cottage having enjoyed a recent programme of refurbishment, enjoying a central village location within the highly regarded village of Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the accommodation is set behind an attractive rendered front elevation with double hung sash windows and a wealth of retained features including a brick fireplace, stripped pine flooring, a fitted kitchen and two first floor double bedrooms. Ideally suited as a principal residence, investment property or holiday let with further benefits including landscaped south facing rear gardens and an external store/home office with light and power connected.

**A Grade II listed two-bedroom mid-terrace cottage enjoying a central village location having benefitted from a recent programme of refurbishment retaining a wealth of original features, centrally positioned within the historic village of Nayland. Further benefits to the property include a south facing garden and an external store/home office with light and power connected.**

Panel glazed timber door opening to:

**SITTING ROOM: 11' 11" x 11' 10"** (3.64m x 3.62m) With double hung sash windows to front, stripped pine flooring and a central brick fireplace with inset electric fire. Original skirting, recessed corner storage and open fronted bookshelves. Opening to:

**INNER HALL:** With staircase off rising to first floor. Step down to:

**KITCHEN: 11' 9" x 9' 8"** (3.60m x 2.96m) Fitted with an extensive range of matching base and wall units with preparation surfaces over. One and a half sink unit with vegetable drainer to side, mixer tap over and panel glazed window to rear affording a southerly aspect with views across the rear gardens. Fitted appliances include an oven with grill above and four ring ceramic hob with extraction hood over, recently installed base level fridge/freezer, Logik dishwasher and washing machine/dryer.

Centrally positioned recess with oak mantle over. Stripped wood effect flooring and full height open fronted shelving store. Opening to:

**REAR HALL:** With half height panel glazed door to outside. Door to:

**GROUND FLOOR BATHROOM: 5' 10" x 5' 8"** (1.78m x 1.73m) Fitted with ceramic WC, wash hand basin within a fitted base unit and bath with tiling above and shower attachment. Mirror fronted wall unit and obscured glass panel window to rear.

## First floor

**BEDROOM 1: 11' 11" x 11' 10"** (3.65m x 3.63m) With double hung sash window affording an attractive aspect across adjacent properties including a Grade II\* listed Whealdon Cottage. Extensive range of wardrobes and fitted skirting.

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**BEDROOM 2: 11' 11" x 7' 8"** (3.65m x 2.36m) With full height store room, fitted wardrobe with attached hanging rail and shelving above. Double hung sash window to rear affording a southerly aspect with views across the landscaped rear gardens.

## Outside

The rear gardens are one of the property's strongest attributes with an externally positioned new boiler which was replaced in October 2023. The low maintenance, landscaped gardens are enhanced by border planting, a log store, decked seating areas, climbing plants and trees providing screening from the neighbouring properties. A paved walkway provides direct access to the foot of the garden with an:

**EXTERNAL STORE/HOME OFFICE: 11' 10" x 7' 11"** (3.62m x 2.42m) With light and power connected and window to side.

## AGENTS NOTE:

- An Aquabion was fitted to counteract the hard water within the area.
- The property benefits from a right of way across the neighbouring property and in turn, a neighbouring property has a right of access over land lying within the curtilage of 11 Birch Street. Please contact David Burr Leavenheath for further details.

**TENURE:** Freehold

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

**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.

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

**WHAT3WORDS:** ///compliant.else.boat

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

**VIEWING:** Strictly by prior appointment only through DAVID BURR.

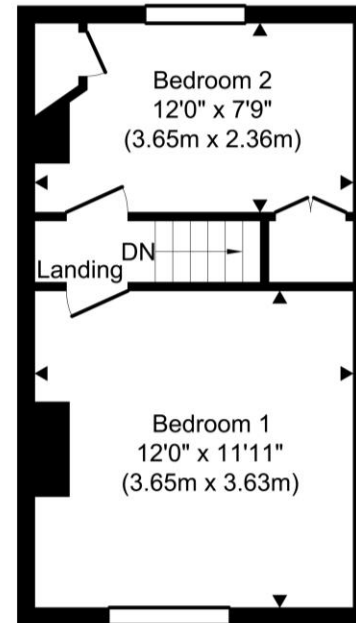
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Ground Floor  
Approximate Floor Area  
331.00 sq. ft.  
(30.74 sq. m)



First Floor  
Approximate Floor Area  
275.00 sq. ft.  
(25.58 sq. m)

TOTAL APPROX. FLOOR AREA 606.00 SQ.FT. (56.32 SQ.M.)

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