



Harpers Estate, Nayland, Colchester CO6 4LB



welcome to

Harpers Estate, Nayland, Colchester

Occupying a generous corner plot with ample parking and huge potential for enlargement (stp) within one of the areas highest regarded villages is this spacious three bedroom home with a large lounge. The property is further enhanced with a ground floor cloakroom.



Entrance Porch

Double glazed double doors. Double glazed door leading to:-

Entrance Hall

Double glazed window to front aspect. Understairs cupboard. Stairs rising to first floor. Radiator.

Cloakroom

Double glazed window to rear aspect. Suite comprising low level WC and vanity wash hand basin.

Rear Lobby

Double glazed door to rear aspect. Cupboard housing central heating boiler.

Lounge / Diner

Two double glazed windows to rear aspect. Two radiators.

Dining / Breakfast Room

Double glazed window to front aspect. Radiator. Door leading to lounge and:-

Kitchen

Double glazed window to front aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with one and a half bowl. Integral oven and hob. Door leading to rear lobby.

Landing

Double glazed window to front aspect. Access to loft.

Bedroom One

Double glazed window to rear aspect. Built in wardrobe. Radiator.

Bedroom Two

Double glazed window to rear aspect. Fitted wardrobe. Radiator.

Bedroom Three

Double glazed window to front aspect. Radiator.

Bathroom

Double glazed window to side aspect. Suite comprising low level WC, wash hand basin and shower cubicle. Radiator.

Exterior

The property sits on a large corner plot which is predominantly laid to lawn with mature shrubs and bushes. Wooden shed. Patio area. A driveway leads to the garage Oil storage tank.



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Harpers Estate, Nayland, Colchester

- Three bedrooms
- Large corner plot
- Ample parking and garage
- Highly regarded village location
- Potential for enlargement (stp)

Tenure: Freehold EPC Rating: E
Council Tax Band: C

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111474 - 0002

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