



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.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





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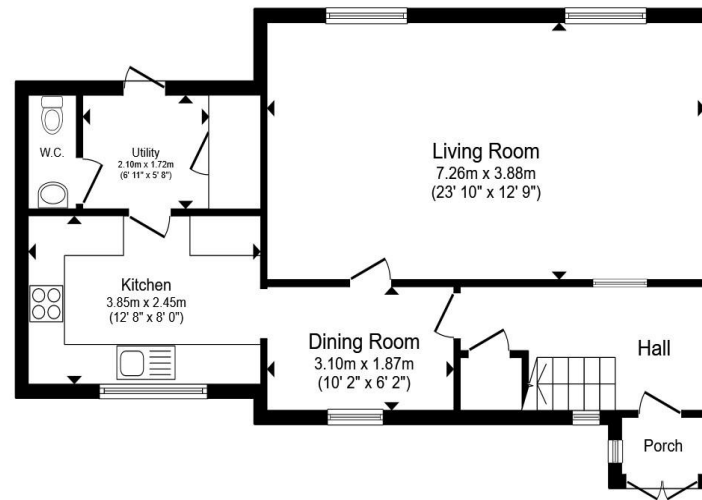
Harpers Estate, Nayland, Colchester

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

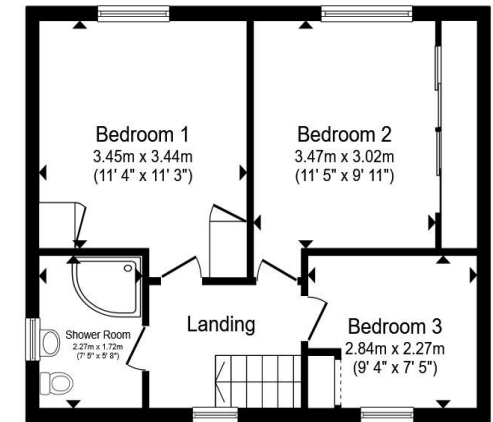
Tenure: Freehold EPC Rating: E
Council Tax Band: C

offers in excess of

£350,000



Ground Floor



First Floor

Total floor area 102.2 m² (1,100 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
SUD111474 - 0004

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