



**The Blundens, Stoke By Nayland, Colchester CO6 4RH**

**welcome to**

**The Blundens, Stoke By Nayland, Colchester**

\*NO ONWARD CHAIN\* Set within a highly regarded village is this extended three double bedroom home, offering spacious and well presented accommodation with two reception rooms and kitchen/breakfast room. The property is further enhanced with a ample parking and a large rear garden.



### **Entrance Porch**

Double glazed door and window to front aspect. Opening onto:-

### **Entrance Hall**

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

### **Lounge**

Double glazed window to front aspect. Fireplace housing wood burner. Two radiators. Double glazed door leading to:-

### **Conservatory**

Double glazed windows to three aspects. Double glazed door and double glazed french door leading to garden.

### **Dining Room**

Double glazed windows to front and side aspects. Radiator.

### **Kitchen/Breakfast Room**

Double glazed window to rear aspect. Fitted kitchen with a range of matching wall and base units over areas of work surface. Sink with one and a half bowl set into stone worktop with mixer tap and drinking water tap fed via undersink filter. Integral double oven and inset hob. Built in storage cupboard housing domestic water softener. Radiator. Door leading to:-

### **Utility Room**

Double glazed door leading to garden. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Storage cupboard. Radiator. Door leading to:-

### **Cloakroom And Shower Room**

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and shower cubicle. Heated towel rail.

### **Landing**

Two double glazed windows to rear aspect with views over fields. Study area. Cupboard housing hot water tank. Controls for the solar hot water diverter and heat pump system. Two radiators.

### **Bedroom One**

Double glazed window to rear aspect with views over fields. Eaves storage cupboard. Radiator. Door leading to:-

### **Ensuite**

Double glazed window to front aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap and flexible hose. Storage cupboard.

### **Bedroom Two**

Double glazed window to front aspect. Built in wardrobe, radiator.

### **Bedroom Three**

Double glazed window to front aspect. Built in wardrobe, Two radiators (one will only function when woodburner is in use).

### **Bathroom**

Double glazed window to rear aspect. Suite comprising low level WC, vanity wash hand basin and bath with mixer tap. Built in storage cupboard. Heated towel rail. Airing cupboard housing low wattage heater.

### **Front Garden**

The frontage commences with a shingled drive with the remainder being predominantly laid to lawn with shrubs and trees. EV point.

### **Rear Garden**

The mature rear garden has two patio seating areas with the remainder being predominantly laid to lawn with mature shrubs and trees. Pond, shed and greenhouse.

### **Agent's Note**

The vendor has advised that there are solar panels at the property and an air source heat pump system installed in the winter of 2023.

The EPC for the property was assessed in 2023 before the installation of the heat pump and the solar diverter - the vendor has reported significant reduction in the annual heating bill for 2024 as a result of these improvements .



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## The Blundens, Stoke By Nayland, Colchester

- Three bedroom home
- Extended semi detached home
- Large rear garden backing on to fields
- Ample off road parking
- Solar panels

Tenure: Freehold EPC Rating: C

Council Tax Band: C

offers in the region of

**£425,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD111347 - 0006

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