



Plot 3, Haus, Harpers Hill, Nayland, CO6 4FX

**DAVID
BURR**



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Welcome to Nags Corner an exclusive brand-new development of just five luxurious homes, crafted with exceptional attention to detail by the highly regarded local developers Alan Bender Ltd.

With over 40 years of experience in the industry, this family-run company is renowned for delivering impeccable standards throughout every home, ensuring a premium finish and a sense of quality the moment you walk through the door.

Sitting / Dining room - 18'7 x 14'4

Kitchen - 11'1 x 9'9

W/C - 6'5 x 3'2

Bathroom - 9'7 x 7'0

Master bedroom - 14'9 x 10'1

Ensuite - 11'5 x 3'9

Bedroom - 14'3 x 11'3

Bedroom - 11'8 x 11'0

Nestled in the heart of the picturesque Dedham Vale Area of Outstanding Natural Beauty, Nayland is one of Suffolk's most charming and sought-after villages.

Steeped in history and framed by rolling countryside, this idyllic village offers a perfect blend of timeless character and modern convenience. With its quaint period homes, thriving community, and a selection of independent shops, cosy pubs, and riverside walks, Nayland captures the essence of refined rural living. Perfectly positioned on the Suffolk-Essex border, it offers easy access to Colchester, Bury St Edmunds, and London via excellent road and rail links.

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SERVICES: Mains water, drainage and electricity are connected. Air source heat pump (ASHP) heating. NOTE: None of these services have been tested by the agent.

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

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

BROADBAND SPEED: Up to Mbps (source Ofcom).

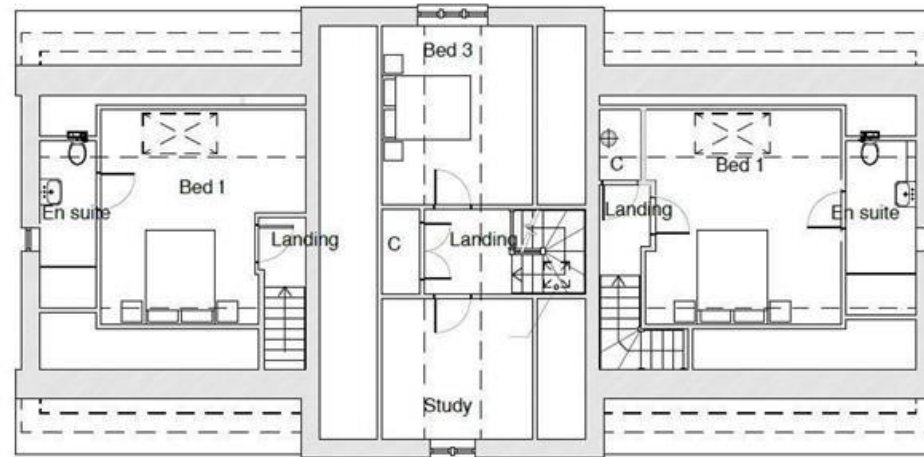
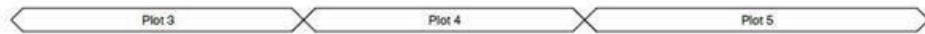
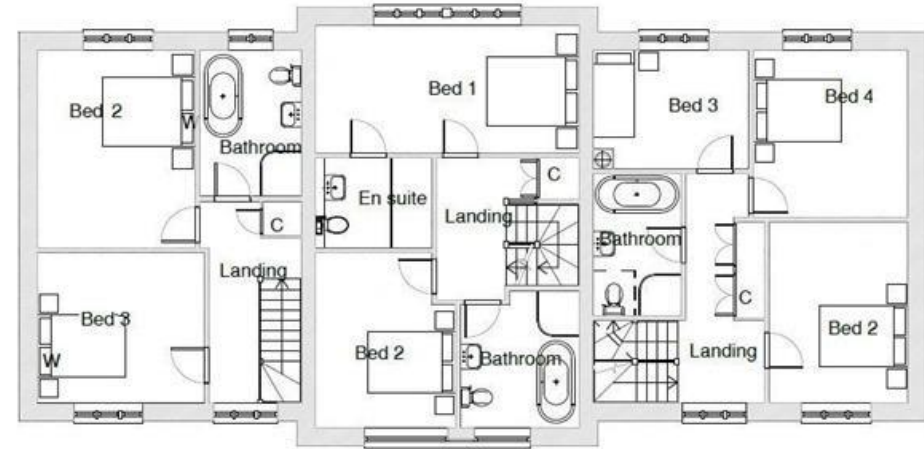
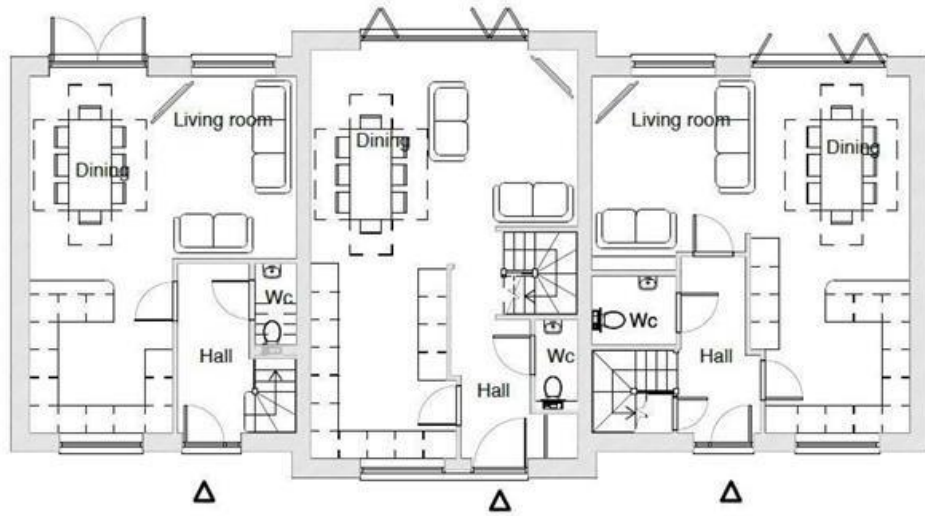
MOBILE COVERAGE: (Source Ofcom).

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

VIEWING: Strictly by prior appointment only through DAVID BURR
Leavenheath 01206 263 007

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Second floor plan

