



DAVID
BURR

Crossfields
Stoke By Nayland, Suffolk

5 Crossfields, Stoke By Nayland, CO6 4RG

A well presented terraced bungalow, offered to the market in very good order having been recently redecorated throughout following its most recent tenancy. The property now benefits from a fresh, neutral finish that will appeal to a wide range of buyers.

The accommodation is both practical and comfortable, comprising a sitting room overlooking the enclosed rear garden, a modern kitchen. The large principle bedroom to the rear is a great asset. There is an additional second bedroom to the front and a bathroom.

Externally, the property further benefits from off road parking for two vehicles to the front and a generous rear garden with a large shed/workshop, ideal for storage or hobby use.

Offered with no onward chain, this is an excellent opportunity for those seeking a straightforward purchase.

The property will appeal to a broad spectrum of buyers, from first-time purchasers to downsizers and investors alike.

- Well-presented terraced bungalow in very good decorative order
- Recently redecorated throughout with a fresh, neutral finish
- Comprehensive refurbishment carried out prior to most recent tenancy
- Two well-proportioned bedrooms
- Comfortable sitting room with views over the rear garden
- Practical kitchen and bathroom layout
- Enclosed rear garden offering privacy and outdoor space
- Large shed/workshop, ideal for storage or hobbies
- Off-road parking for two vehicles to the front
- Offered to the market with no onward chain
- Located within the desirable village of Stoke by Nayland
- Easy access to Colchester and Sudbury, with onward transport links to London



Situated in the sought-after village of Stoke by Nayland in Suffolk, the property enjoys a charming rural setting within the Dedham Vale Area of Outstanding Natural Beauty. The village is renowned for its picturesque countryside, historic character and strong sense of community, offering amenities including local shops, public houses, a village school and a golf club. The surrounding landscape provides excellent opportunities for walking, cycling and outdoor pursuits, making it particularly attractive to those seeking a quieter lifestyle.

Stoke-by-Nayland is widely regarded as one of Suffolk's most desirable villages, celebrated for its picturesque streetscape, historic architecture and strong sense of community. The village offers a range of amenities including public houses/restaurants, a village shop, primary school and parish church, all set against the outstanding countryside of the Dedham Vale. The surrounding landscape, immortalised by Constable, provides exceptional walking, cycling and recreational opportunities.

The area is particularly well regarded for its schooling, with a number of highly rated state and independent options nearby. Rail services from Sudbury provide connections to London Liverpool Street via Marks Tey, while road links allow access to Colchester, Bury St Edmunds and Cambridge, making the location ideal for both commuters and those seeking a rural lifestyle without isolation.

AGENTS NOTE: The property is chain free

TENURE: Freehold

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

EPC RATING: E

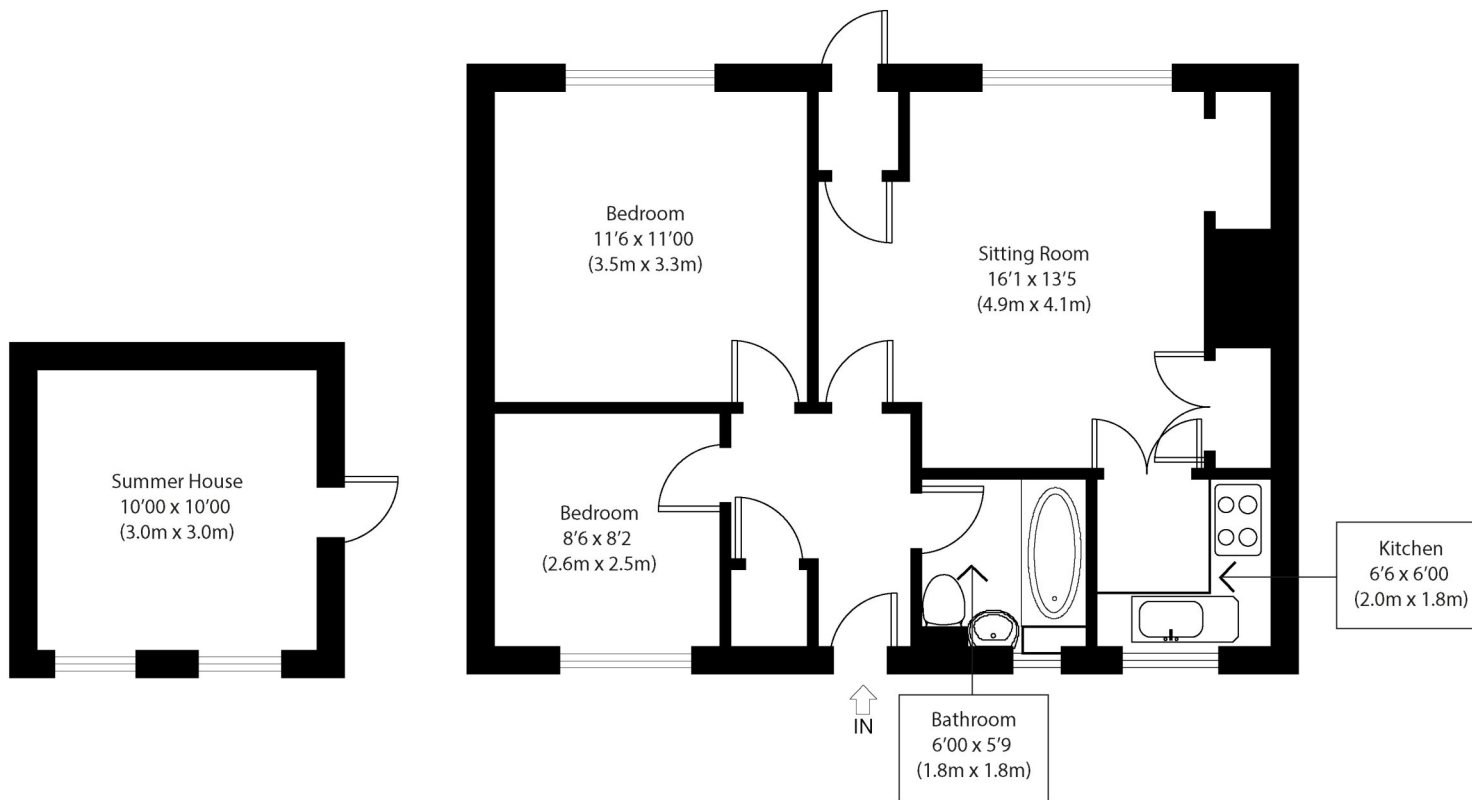
WHAT3WORDS: orbit.ambushed.squeezed

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.

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. The measurements, description, distances, journey times etc. are provided as a guide only and should not be relied upon as entirely correct.

No representation or warranty whatsoever 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.



Ground Floor

Approximate Gross Internal Area

Main House 550 sq ft (51 sq m)

Outbuilding 100 sq ft (9 sq ft)

Total 650 sq ft (60 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. copyright www.photohausgroup.co.uk



