



**9 Gravel Hill
Nayland, Suffolk**

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9 Gravel Hill, Nayland, Colchester, Suffolk, CO6 4JB

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, a village shop/delicatessen with cafe, a church, hairdressers and a public house/restaurant by the river. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A comprehensively refurbished, two bedroom (one en-suite) semi-detached unlisted Victorian cottage enjoying a central village location in an area of outstanding natural beauty, the programme of recent refurbishment has been completed to the most exacting of standards retaining a wealth of original character with notable contemporary features including a newly fitted kitchen, a high specification ground floor shower room, LED spotlights, electric heating system and complimenting en-suite shower room facilities. Ideally suited as either a principal residence/additional home the cottage lies within walking distance of the Anchor public house and restaurant set beside the river Stour, the village deli and is positioned on the Stour Valley path. Further benefits to the property include a private and secure partly walled garden, a natural stone rear terrace, and a garden office.

A two bedroom (one en-suite) semi-detached, unlisted Victorian cottage refurbished to the most exacting of standards enjoying a central village location within the historic parish of Nayland. Further benefits to the property include a recently constructed home office, private and secure partly walled gardens and a right of way access across a neighbouring property.

Panelled timber door opening to:

SITTING ROOM: (4.08m x 3.50m) With a timber framed sash window to front, a central Victorian fireplace with pine surround and mantel over in addition to a range of fitted book shelving. Recently recarpeted and with LED spotlights throughout. Pine door opening to:

INNER HALL: (2.30m x 0.96m) With staircase rising to first floor, door to useful understair storage recesses and further door opening to:

KITCHEN: (3.95m x 2.89m) Fitted with a matching range of shaker style base and wall units with wood effect preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above, casement window range to rear and separate breakfast bar. The kitchen is fitted with a range of appliances, including an oven with four ring hob above,

extraction over and a fridge/freezer. Further integrated appliances include a slim line dishwasher and washing machine. The kitchen units are further comprised of a range of soft close cutlery drawers, deep filled pan drawers, carousel corner units and fold out curved corner units. Wood effect flooring throughout and panel door opening to outside. The kitchen is set beneath a pitched roof line with a range of LED spotlights and glass screening, affording a wealth of natural light from the easterly rear aspect.

SHOWER ROOM: (2.29m x 1.69m) Completed to an excellent specification and fitted with ceramic WC, wash handbasin within a fitted base unit and fully tiled, separately screened shower with both mounted and handheld shower attachments. Wall mounted heated towel radiator and door to store cupboard housing an electric boiler.

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First floor

LANDING: Providing access to both bedrooms with exposed wall timbers and range of LED spotlights. Step up and pine door opening to:

BEDROOM 1: (3.77m x 3.42m) A beautifully appointed bedroom affording an attractive aspect to front across Gravel Hill and field distant. A generously proportioned double bedroom with range of LED spotlights, doors to recessed, fitted wardrobe units and Victorian style fireplace.

BEDROOM 2: (3.23m x 2.42m narrowing to 1.52m) With wooden framed, casement window range to rear affording an aspect across the private partly walled rear gardens. Open fronted wardrobe recess and a pocket style door opening to:

EN-SUITE SHOWER ROOM: (2.38m x 0.81m) Fitted with ceramic WC, wash handbasin within a fitted base unit, separately screened shower with both mounted and handheld shower attachments. LED spotlights and hatch to the loft.

Outside

The private and secure gardens are arranged via a natural stone terrace, framed by a distinctive part walled border with expanse lawn beyond and shingled walkway rising on a gentle gradient to the upper tier of the gardens. Recently enhanced by a range of border planting enveloping the gardens with a fence line border.

HOME OFFICE: (4.09m x 2.38m) With light and power connected, electric wall heater, independently fuse boarded and benefiting from extended Wi-Fi connectivity from the host property.

A walkway continues beyond the home office with a completely screened area of garden to rear which is enhanced by a timber framed external store.

AGENTS NOTE: The property benefits from a right of access over the neighbouring property for pedestrian access to the street.

TENURE: Freehold

SERVICES: Mains water, drainage and electricity are connected. Electric heating, thermostat controlled for each room. **NOTE:** None of these services have been tested by the agent.

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

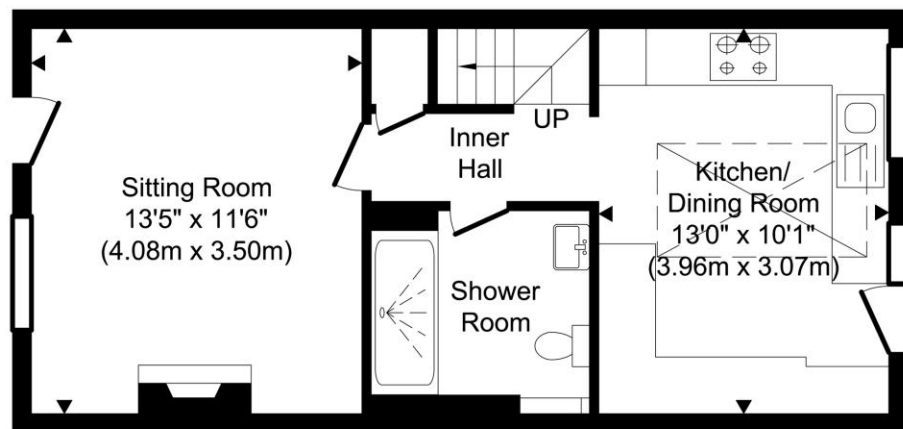
WHAT3WORDS: ///vowel.indicate.musician

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

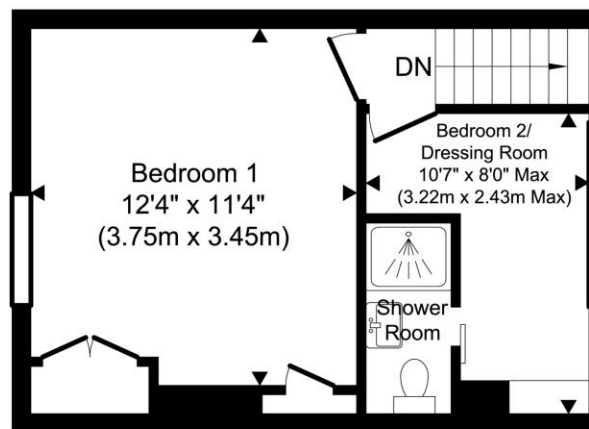
VIEWING: Strictly by prior appointment only through DAVID BURR.

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. 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.

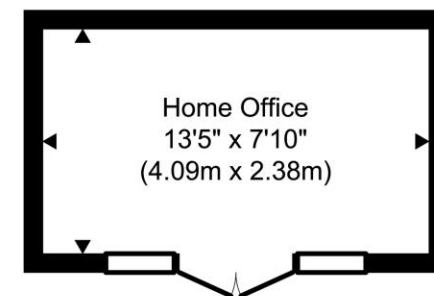
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Ground Floor
Approximate Floor Area
399.01 sq. ft.
(37.07 sq. m)



First Floor
Approximate Floor Area
259.73 sq. ft.
(24.13 sq. m)



Outbuilding
Approximate Floor Area
104.73 sq. ft.
(9.73 sq. m)

TOTAL APPROX. FLOOR AREA 763.48 SQ.FT. (70.93 SQ.M.)
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