



**5 Birch Street
Nayland, Suffolk**

**DAVID
BURR**



5 Birch Street, Nayland, Colchester, Suffolk, CO6 4JA

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, a church, hairdressers and a public house. 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.

An exceptionally well-presented one bedroom, Grade II* listed, mid-terrace, period cottage enjoying a central location within the well-regarded Suffolk parish of Nayland. Lying on the Suffolk/Essex border and situated within both the Dedham Vale area of Outstanding Natural Beauty (AONB) and the village conservation area. The property offers characterful accommodation over two floors with the total internal floor area of approximately 650 sq ft. Arranged via a single ground floor reception room with notable retained period features including an array of exposed timbers and studwork, an oak topped fitted kitchen, mezzanine principal bedroom suite and en-suite family bathroom. Further benefits to the property include a south facing courtyard garden and walking distance access to the Anchor Public House, village deli and network of public footpaths and countryside walks.

A recently refurbished, high specification one bedroom Grade II* listed period cottage with mezzanine bedroom suite, south facing garden and enjoying a central village location.

Panel timber door opening to:

SITTING ROOM: (4.75m x 3.69m) With stripped pine flooring and set beneath an 8ft ceiling height with an array of exposed timbers and stud work, leaded light window range to front with secondary glazing and individual thermostatic radiator. The focal point of the room is a wood burning stove set within a brick fireplace with store room housing pressurised water cylinder.

KITCHEN: (4.07m x 1.84m) Fitted with an extensive range of shaker style base and wall units with oak preparation surfaces over and upstands above. Ceramic single sink unit with mixer tap above and integrated appliances including a Belling oven with four-ring hob with extraction above, base level fridge, slimline dishwasher and washing machine. Terracotta tiled flooring throughout and panel glazed double doors opening to the south facing rear courtyard.

INNER HALL: (1.71m x 1.37m) An internal recessed area with a range of fitted shelving and door to useful understair storage recess

First floor

LANDING: With open fronted recess with attached hanging rail. Exposed wall timbers, leaded light window to front.

BEDROOM 1: (3.75m x 3.02m) A vaulted bedroom suite with mezzanine storage area, range of exposed wall and ceiling timbers and casement window range to front with timber framed secondary glazing. Stripped pine flooring, door with Suffolk latch opening to:

EN-SUITE BATHROOM: (3.33m x 1.45m) Fitted with ceramic WC, bath with mosaic patterned tiling and shower with both mounted and handheld shower attachments. Pedestal wash handbasin and leaded light casement window range with secondary glazing to rear.

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Outside

The South facing rear courtyard is arranged via a raised terrace with shingle bed beyond and gated access to a storage area to rear.

AGENTS NOTE: The property is offered on a furnished basis on an assured shorthold tenancy basis and with a minimum contract term of 12 months.

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

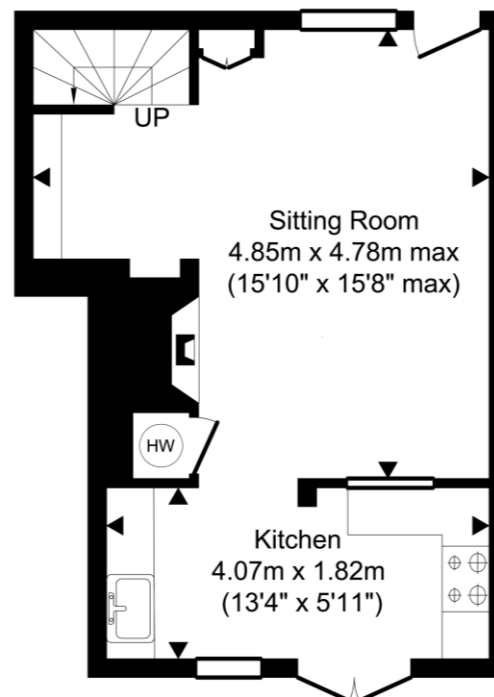
EPC RATING: Not required.

WHAT3WORDS: ///skirting.belts.waters

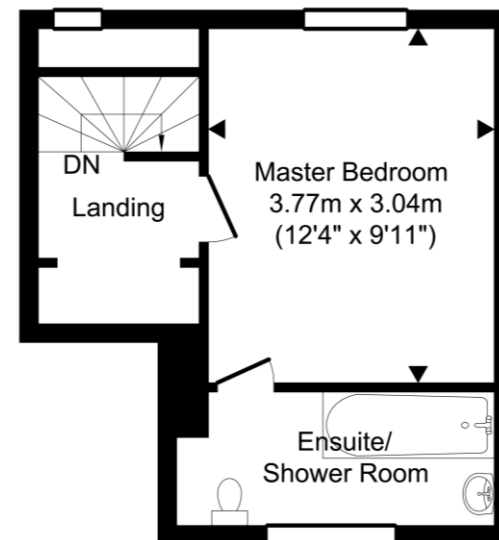
LOCAL AUTHORITY: Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** B

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.



Ground Floor
Approximate Floor Area
315.59 sq. ft.
(29.32 sq. m)



First Floor
Approximate Floor Area
242.08 sq. ft.
(22.49 sq. m)

TOTAL APPROX. FLOOR AREA 51.81 SQ.M. (557.67 SQ.FT.)
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