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- ONLINE VIRTUAL TOUR AVAILABLE
- Individual Build
- Living Room With Log Burner
- Under Floor Heating To The Ground Floor
- Ground Floor Wet Room and Large Four Piece First Floor Bathroom
- Off Road Parking for Three Cars to Front
- Nayland Village
- Planning Permission For Two Storey Extension

15 Arran House, Stoke Road, Nayland, Colchester, Suffolk. CO6 4JD.

****ONLINE VIRTUAL TOUR AVAILABLE, MOBILE USERS PLEASE USE DESKTOP VERSION OF RIGHTMOVE****

An individually built and unique detached residence residing in the ever sought-after village of Nayland in an Area of Outstanding Natural Beauty. The village has an active community with facilities including a local school, waterside pub/restaurant, shops, post office, doctors' surgery, dentists and a Church. There are further popular restaurants in nearby Stoke by Nayland as well as a highly reputable gym and golf course.



Call to view 01206 576999



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Property Details.

Ground Floor

Entrance Hall

With oak flooring, underfloor heating, oak staircase leading to first floor landing, doors to:

Living Room



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14' 5" x 12' 0" (4.39m x 3.66m) With window to front, fireplace opening with wood burning stove and slate hearth, TV/aerial point, underfloor heating.

Study/Bedroom Three



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6' 8" x 6' 0" (2.03m x 1.83m) With bay window to front, oak flooring, underfloor heating, fitted shelving.

Downstairs Wet Room



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With window to side, white suite comprising; fully tiled shower area, fully tiled walls and flooring, low level WC, wash basin, wall mounted electric heater, underfloor heating.

Kitchen



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12' 9" x 12' 0" (3.89m x 3.66m) With window to rear, fully fitted with an attractive range of matching wood units and work surfaces comprising; stainless steel single drainer sink unit with mixer tap, extensive range of work tops with base units below, matching range of eye level storage cupboards, inset ceramic four burner hob with extractor hood above, stainless steel oven fitted below, integrated fridge/freezer, space and plumbing for washing machine, part tiled walls, tiled floor with underfloor heating, large walk-in under stairs storage cupboard with tiled floor, water softener, oak door leading to outside, open to;

Property Details.

Dining Room



10' 5" x 7' 6" (3.18m x 2.29m) French doors with two side windows leading onto rear garden, oak flooring with underfloor heating.

First Floor

Landing

With window to side, access to roof space, airing cupboard, radiator, doors to;

Bedroom One



12' 0" x 12' 0" (3.66m x 3.66m) Window to front, fitted double wardrobe, radiator.

Bedroom Two

12' 0" x 9' 0" (3.66m x 2.74m) Window to side, radiator, fitted double wardrobe.

Bathroom



Window to front, oak panel bath, wash basin to vanity unit, fully tiled shower cubicle, low level WC, double radiator, half tiled walls, eaves storage space.

Outside

Rear Garden



To the rear is an attractive south facing rear garden which is enclosed by panel fencing and brick walling, steps leading to the rear of the garden which has an area of laid lawn, attractive established planting and timber shed.

Front Of The Property

To the front of the property there is a shingle driveway providing off road parking.

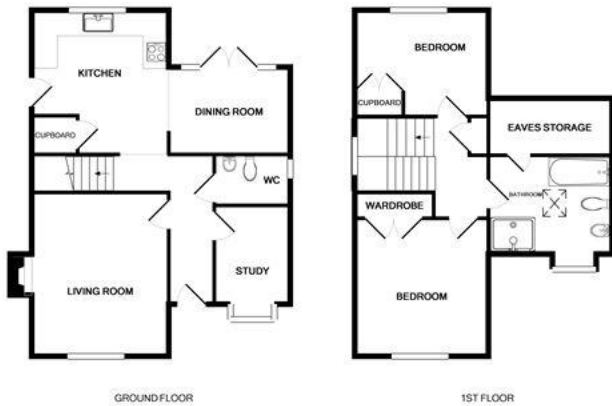
Agents Note

For full details of the approved planning permission please copy and paste the following link into your browser:

<https://planning.baberghmidsuffolk.gov.uk/online-applications/applicationDetails.do?keyVal=POWLUBSHGRB00&activeTab=summary>

Property Details.

Floorplans

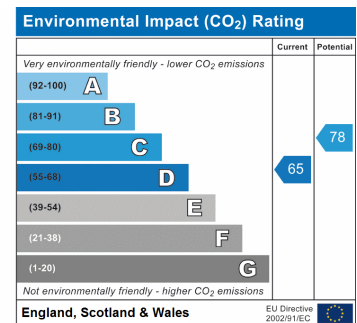
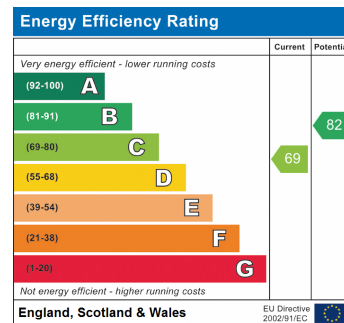


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.