

oakheart



£350,000
Guide Price
Harpers Estate, Nayland

Guide Price £350,000 - £375,000

Set in a desirable village location north of Colchester, this well-presented three-bedroom semi-detached family home occupies a generous plot within a quiet cul-de-sac. The property is conveniently positioned within easy reach of the village centre, river, and a popular primary school.

Entrance door, leading through to the entrance hall with stairs rising to the first floor. From here, a door opens into the lounge dining room,

which is situated at and features a fireplace, along with two windows offering views over the garden, furthermore a door flows seamlessly into the kitchen. The kitchen is fitted with a range of units and work surfaces with cupboards. A rear lobby provides access to the garden via a door, along with a useful storage cupboard and a ground-floor cloakroom fitted with a WC.

Upstairs, the landing provides access to all three bedrooms. Bedrooms one and two are positioned at the rear, with the main bedroom offering a

built-in wardrobe and airing cupboard, while bedroom two includes a fitted cupboard. Bedroom three is a single bedroom located at the front. The bathroom room is fitted with a bath over show, WC, hand basin.

Outside, the property enjoys a good-sized plot, predominantly laid to lawn with a variety of shrubs and bushes. There is a patio area adjoining the house and a sizeable wooden shed. A driveway provides access to the garage, and there is also an oil storage tank on site. Driveway parking is also available via the driveway behind wooden gates.











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GLA^m
 100.47 m²
 1081.46 ft²

Total
 104.35 m²
 1123.21 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 Babergh

Tenure:
 Freehold

Council Tax Band:
 C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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