

oakheart

£600,000

Guide Price

Paddock Grove, Nayland

12

Guide Price £600,000 - £625,000

Situated in the picturesque and highly desirable village of Nayland, this exceptional four-bedroom detached family home was constructed in 2023 and offers contemporary accommodation finished to a high standard throughout. Combining modern design with generous living space and a stunning semi-rural setting, the property enjoys beautiful views across open fields to the rear whilst remaining within easy reach of local amenities and transport links.

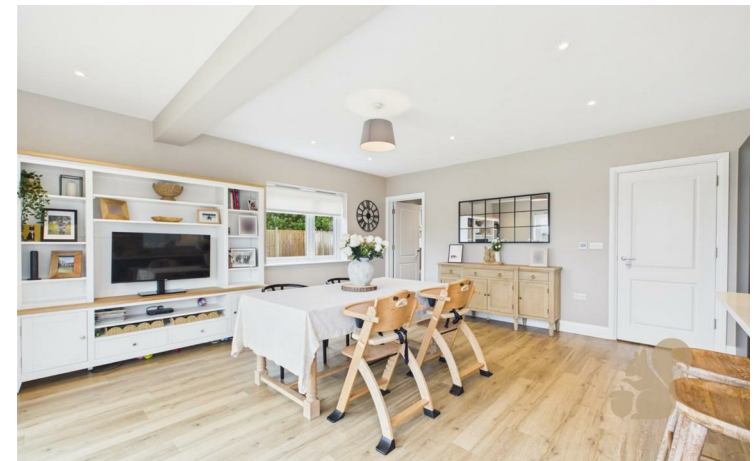
Stepping inside, the property welcomes you via a spacious entrance hallway with stairs rising to the first floor and access to a convenient ground floor

cloakroom. At the heart of the home is the impressive open-plan kitchen/living area, a superb space designed for modern family living and entertaining. Featuring an extensive range of contemporary units, generous worktop space and ample room for dining and seating, this bright and versatile room enjoys direct access to the garden and benefits from an abundance of natural light. A separate utility/laundry room provides additional practicality, whilst the spacious living room offers a comfortable retreat for relaxing and entertaining. The ground floor is further enhanced by a dedicated office, ideal for home working or flexible family use.

To the first floor, the property offers four well-proportioned bedrooms,

including a generous principal suite benefitting from a stylish en-suite shower room. A modern family bathroom serves the remaining bedrooms, all of which are presented to an excellent standard.

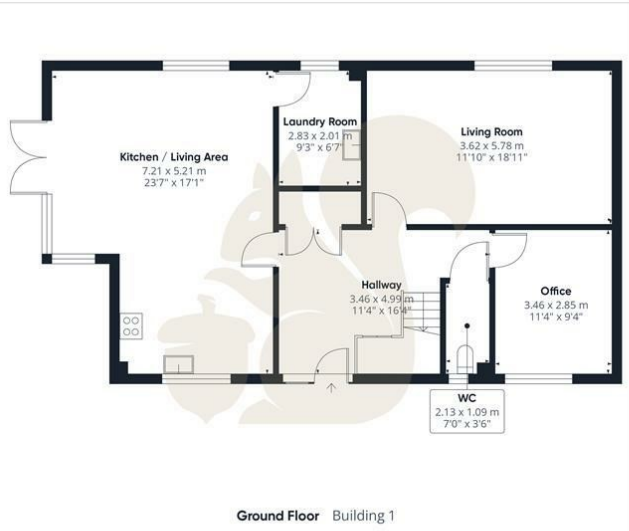
Externally, the property continues to impress with a substantial rear garden which enjoys an attractive outlook across neighbouring fields, creating a wonderful sense of space and privacy. The garden provides ample room for outdoor dining, entertaining and family enjoyment. To the front, a long gated driveway provides extensive off-road parking for numerous vehicles and leads to a detached garage offering further parking.









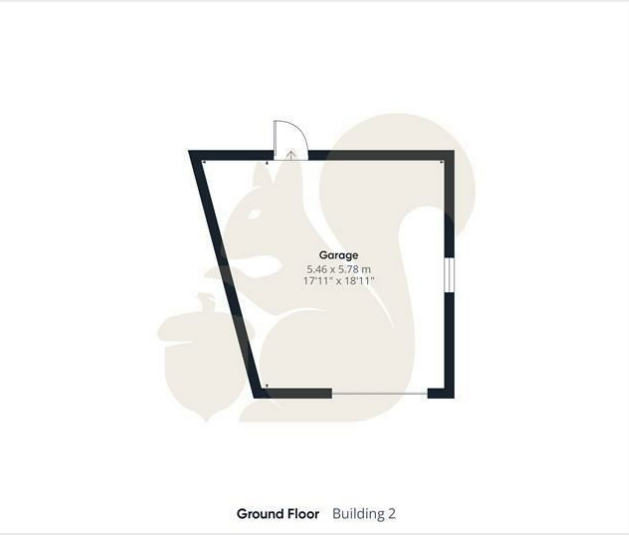


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Main building GLATM
 179.92 m²
 1936.63 ft²

Main building total
 179.92 m²
 1936.63 ft²

Building 2 total
 29.58 m²
 318.43 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:
 F

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	90	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.