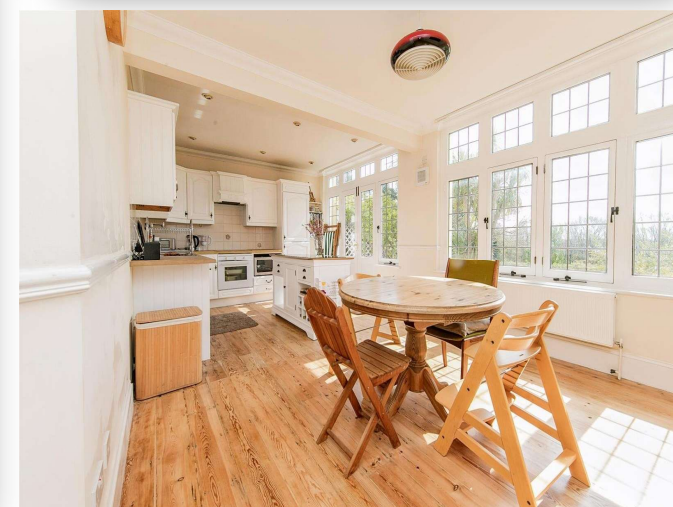




Jane Walker Park, Nayland, Colchester, CO6 4JW

welcome to

Jane Walker Park, Nayland, Colchester

Offering over 2500 sq ft of bright and spacious accommodation across three floors is this beautiful home that forms part of this exclusive Arts and Crafts conversion, offering simply beautiful views over the Stour Valley and sitting prominently within its circa 10 acres (sts) of landscaped grounds.

Entrance Hall

Door to front aspect, stairs rising to first floor, understairs storage cupboard, door leading to:-

Lounge

26' 3" x 15' (8.00m x 4.57m)

Dual aspect. Bay window with views over the valley. Fireplace with tiled hearth and limestone surround and storage units either side.

Dining Room

14' 4" x 10' (4.37m x 3.05m)

Leaded windows to front aspect with far reaching views.

Kitchen / Breakfast Room

20' 3" x 11' 4" (6.17m x 3.45m)

Leaded windows to front aspect and double doors opening onto terrace. Fitted kitchen with a range of matching wall and base units over areas of oak work surface. Sink unit with tiling to splashbacks. Integral oven with four ring electric hob and hood over. Integral fridge/freezer,

Utility Room

Suite comprising low level WC and wash hand basin. Plumbing for washing machine and tumble drier.

Store Room

Fitted with shelving.

Landing

Windows to rear aspect. Staircase and door leading to:-

Bedroom One

26' 1" x 19' 2" (7.95m x 5.84m)

Southerly aspect. Leaded windows with views over garden and valley. Fitted wardrobes.

Ensuite

Suite comprising low level WC, wash hand basin and shower cubicle.

Bedroom Two

14' 3" x 10' 1" (4.34m x 3.07m)

Windows to front aspect.

Bedroom Three

14' 3" x 9' 9" (4.34m x 2.97m)

Window to front aspect.

Bathroom

Window to rear aspect. Suite comprising low level WC, wash hand basin and bath with shower over. Towel rail and vanity unit.

Second Floor Landing

Access to loft.

Bedroom Four

20' 3" x 15' 10" (6.17m x 4.83m)

Dual aspect. Store Room.

Bedroom Five

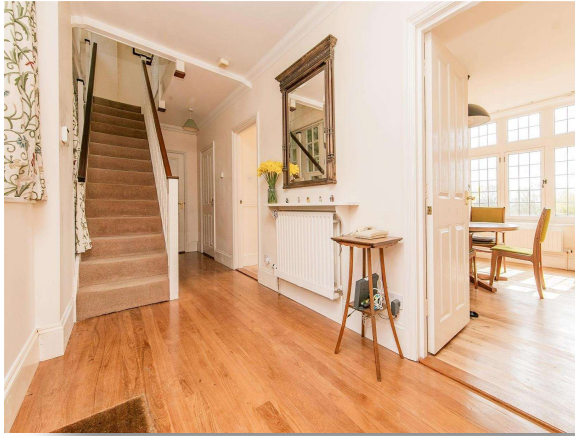
14' 1" x 9' 11" (4.29m x 3.02m)

Leaded windows with views over the Stour valley. Door to linen cupboard.

Bathroom

Suite comprising low level WC, wash hand basin and bath with shower over.



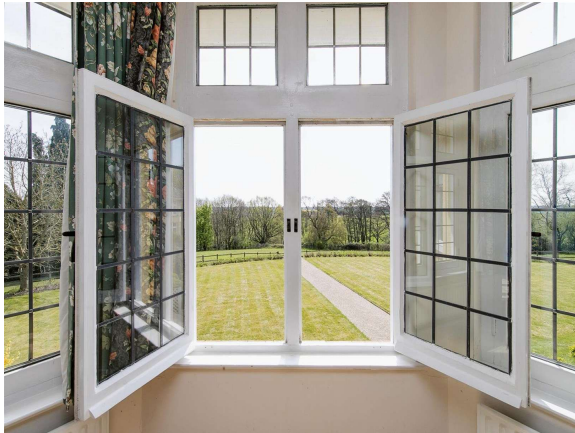


Exterior

The property is approached via a sweeping driveway. Visitor parking.

Garage

Power and light connected. Windows to side and rear aspects and double doors to front.



view this property online williamhbrown.co.uk/Property/SUD111441



welcome to

Jane Walker Park, Nayland, Colchester

- Over 2500 sq ft of accommodation
- Garage and parking
- Beautiful landscaped grounds and tennis court
- Stunning southerly views
- Flexible accommodation including 5 bedrooms

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: G

offers in the region of

£675,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

view this property online williamhbrown.co.uk/Property/SUD111441



Property Ref:
SUD111441 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01787 379372



Sudbury@williamhbrown.co.uk



23-24 Market Hill, SUDBURY, Suffolk, CO10 2EN



williamhbrown.co.uk