Fenn Wright
THE HOME OF PROPERTY



7 The Blundens, Stoke By Nayland, Colchester, Suffolk, CO6 4RH

Asking Price: £390,000 Subject to Contract - Freehold

A good size semi detached family home in popular village location offering no onward chain on good size plot with ample off road parking, garage/workshop, and being a short distance to village centre and a popular public house.

- Spacious Semi Detached Family Home
- Sought After Village Location
- Three Bedrooms
- Lounge & Dining Room
- Kitchen
- Laundry & Study
- Ground Floor WC
- First Floor Bathroom
- Good Size Plot
- Garage & Ample Off Road Parking

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Situated in this popular village location to the north of Colchester is this established good size three bedroom semi detached family home on good size plot with ample off road parking, garage and workshop, offering no onward chain.

Double glazed entrance door leads to an entrance porch with double glazed window to the side, further door leading to entrance hall with stairs to the first floor and door leading to the lounge to the right hand side with feature fireplace, double glazed window to the front and double glazed French doors leading to the rear garden.

The kitchen can be accessed from the lounge and offers a range of fitted units and work surfaces with cupboards and drawers under, built in ceramic hob, eye level oven and grill, wall mounted cabinets, double glazed window to the rear, inset butler sink with mixer taps, further door leading to a side lobby with double glazed door to the rear garden, also giving access to a ground floor cloakroom comprising low level WC.

There is a useful study area with double glazed window to the side and a tiled floor. Laundry room to the front with fitted work surfaces, storage, sink with mixer taps, plumbing for washing machine and free standing oil fired central heating boiler.

On the first floor the landing has double glazed window to the rear and bedroom one located to the front with built in wardrobes with sliding mirrored doors. Bedroom two is also located to the front with two built in wardrobes and bedroom three being located to the rear with single built in wardrobe.

The family bathroom is also located on the first floor and comprises of corner jacuzzi bath (not tested), hand basin and WC with double glazed window to the rear.

Outside

The property sits on a good sized plot in the region of 1/5th acre with paved patio area adjacent to the property and archway leading to a formal garden which is mainly laid to lawn with various shrubs and bushes. There is a garage/workshop with further store to the rear with power and light connected, and a summerhouse to the rear of the garden of timber construction. The garden backs onto open farmland.

There is a large shingle driveway to the front providing ample off road parking and hardstanding for caravan, boat, campervan.

Important information

Council Tax Band - C
Services - We understand that mains water, drainage and electricity are connected to the property. The property has oil fired central heating.
Tenure - Freehold
EPC Rating - TBC
Ref - SUD260499/PC

Directions

Please use postcode CO6 4RH for Satnav.









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7 The Blundens
Stoke By Nayland
Colchester, CO6 4RH



Floor 0 Building 1



Floor 1 Building 1

Floor 0 Building 2

Approximate total area(1)

1316 ft²

122.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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