

Summary

This recently renovated and extended 2 bedroom cottage seamlessly meets modern comfort with historic charm, set in the picturesque village of Polstead. A welcoming sitting room with a feature brick fireplace leads to a contemporary kitchen and bathroom. The kitchen is flooded with natural light with breakfast bar and fitted appliances. Outside, enjoy off-road parking and an enclosed private garden.

Description

Approximate Room Sizes

LOCATION: For those contemplating the prospect of residing in the Polstead village of Suffolk, a world of rural charm and tranquil living awaits just a short 10-mile drive northwest of Colchester, Essex. Polstead, a captivating village, enchants with its timeless allure, marked by historical buildings, a delightful village green at its heart, and the splendid St. Mary's Church, steeped in centuries of history. Residents enjoy easy access to the unspoiled natural beauty of the surrounding countryside, offering idyllic walking trails for exploration. While taking in the serene ambiance, locals also frequent the village shop-a cornerstone of the community-where you can find daily essentials, engage with friendly neighbors, and foster a strong sense of

belonging. Nestled among beautifully preserved thatched cottages, Polstead is the quintessential English village, making it an enticing choice for those considering a move to this picturesque haven, where rural living meets community warmth and convenience.

THE PROPERTY: Upon entering this delightful property, you'll be greeted by a warm and inviting sitting room, exuding brightness and airiness. The room features a charming brick fireplace with an oak bressumer, offering a cozy focal point. Ascending the stairs to the first floor. Archway leading to an inner lobby, thoughtfully designed with built-in storage cupboards. From this lobby, you'll have access to the recently updated modern kitchen and bathroom.

The kitchen is a true highlight, featuring a side window and French doors that provide a lovely view of and direct access to the rear garden. Its design incorporates a stainless steel one and a half bowl sink unit set within a range of work surfaces, offering ample storage with lower cupboards and drawers, complemented by matching eye-level cupboards. The kitchen is well-equipped with integrated appliances, including a washing machine and an electric oven with a four-burner hob and extractor above. A convenient breakfast bar and LED spotlighting complete the modern amenities.

The bathroom, also accessible from the inner lobby, boasts a rear-facing window and a clean, contemporary white suite comprising a panelled bath with chrome mixer taps and a shower, accompanied by a glazed screen. Additionally,

there's a low-level WC, a wash basin with storage below, a towel rail/radiator, and LED spotlighting.

Moving to the first floor, you'll find a landing with latched oak doors leading to the bedrooms and another bathroom. Bedroom 1 impresses with its generous size, offering dual aspect windows to the front and rear, as well as exposed wall timbers that add character to the space. Bedroom 2 overlooks the rear garden through its window and includes a built-in cupboard housing the hot water cylinder, as well as access to the roof space.

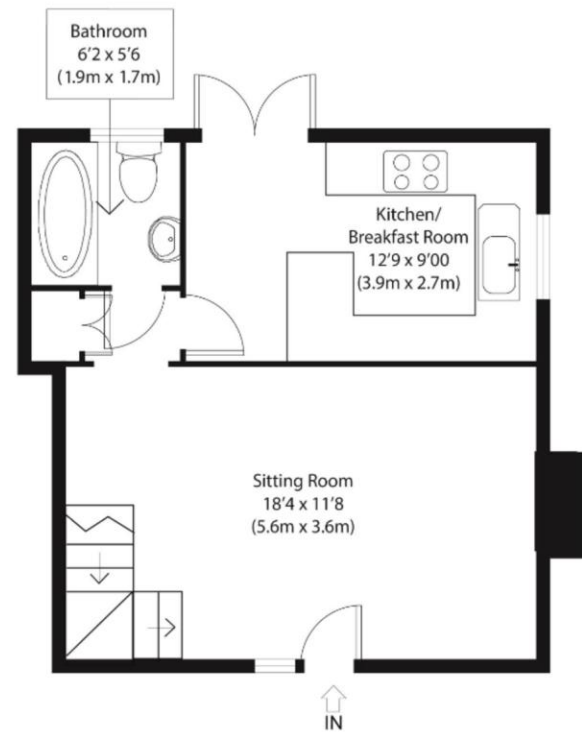
Outside, the property offers off-road parking at the front, accessible via a private no-through lane. At the rear, you'll discover an enclosed, private garden with thoughtfully placed outdoor lighting and a convenient side gate for easy access. This property is a harmonious blend of modern convenience and timeless charm, making it a

Additional Information

Local Authority – Babergh District Council
Council Tax Band – A
Tenure – Freehold
Services – %full_services%
Post Code – CO6 5AR

Viewings by appointment
Bychoice Estate Agents
Tel: 01787 468400





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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
66	

Contact Details

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

D'Arcy Cottage | Rockalls Road | CO6 5AR

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Asking Price Of £250,000

- 2 Bedrooms
- Character Features
- Recently renovated & Extended
- Presented to a high specification
- Off Road Parking & Private