

## Description

### Approximate Room Sizes

**THE PROPERTY** Step through the timber door with obscured glazed panels into the welcoming entrance hall, where stripped wood-effect flooring sets the tone for the elegant interiors. Stairs ascend to a first floor landing and a door provides access to a beautifully appointed sitting room, boasting casement windows framing picturesque views of the front, and an archway leading seamlessly into the modern kitchen/dining room. Equipped with integrated appliances and a peninsula unit ideal for casual dining, this space is perfect for both culinary adventures and relaxed gatherings with loved ones.

The ground floor also features a family bathroom and a convenient cloakroom, providing essential amenities for everyday living.

As you ascend to the first floor, three comfortable bedrooms await. Bedroom 1 offers abundant natural light from two

windows, while Bedroom 2 enjoys serene views of the rear gardens and farmland. Bedroom 3 provides a peaceful retreat with its casement window overlooking the lush greenery of the gardens.

A driveway offers ample parking space for multiple vehicles, while the front garden boasts a manicured lawn and established borders. The rear gardens, featuring expanses of lawn and dense border planting, provide a tranquil sanctuary with uninterrupted views of the surrounding landscape. A timber-framed external store and low-level fence line border complete the outdoor space, offering endless opportunities for relaxation and enjoyment.

**THE LOCATION** Nestled amidst the tranquil countryside of Suffolk, Polstead village offers a picturesque retreat steeped in centuries of history and natural beauty. Located in the heart of the Babergh district, Polstead enjoys the serenity of rural life while maintaining convenient access to nearby towns and cities.

Wander through the winding roads and discover the echoes of the past in every timber-framed house and thatched cottage. Polstead's mention in the Domesday Book of 1086 attests to its enduring legacy. Admire the striking silhouette of St. Mary's Church, a historic parish church dating back to medieval times, standing as a testament to the village's enduring heritage. Surround yourself with the beauty of the Suffolk countryside, where rolling hills, verdant farmland, and lush woodlands invite exploration and relaxation.

Join a vibrant community that cherishes its close-knit bonds and celebrates life through various events, clubs, and activities that

bring neighbours together. Enjoy the tranquillity of rural living without sacrificing accessibility. Polstead is well-connected by road, placing larger towns like Ipswich and Colchester within easy reach. Whether you seek a peaceful retreat or a vibrant community to call home, Polstead village welcomes you with open arms. Embrace the timeless allure of village life and create cherished memories in this quintessential English haven.

## Additional Information

Local Authority – Babergh District Council

Council Tax Band – B

Tenure – Freehold

Services – Mains Water, Mains Electric, Mains Drainage, Oil Central Heating

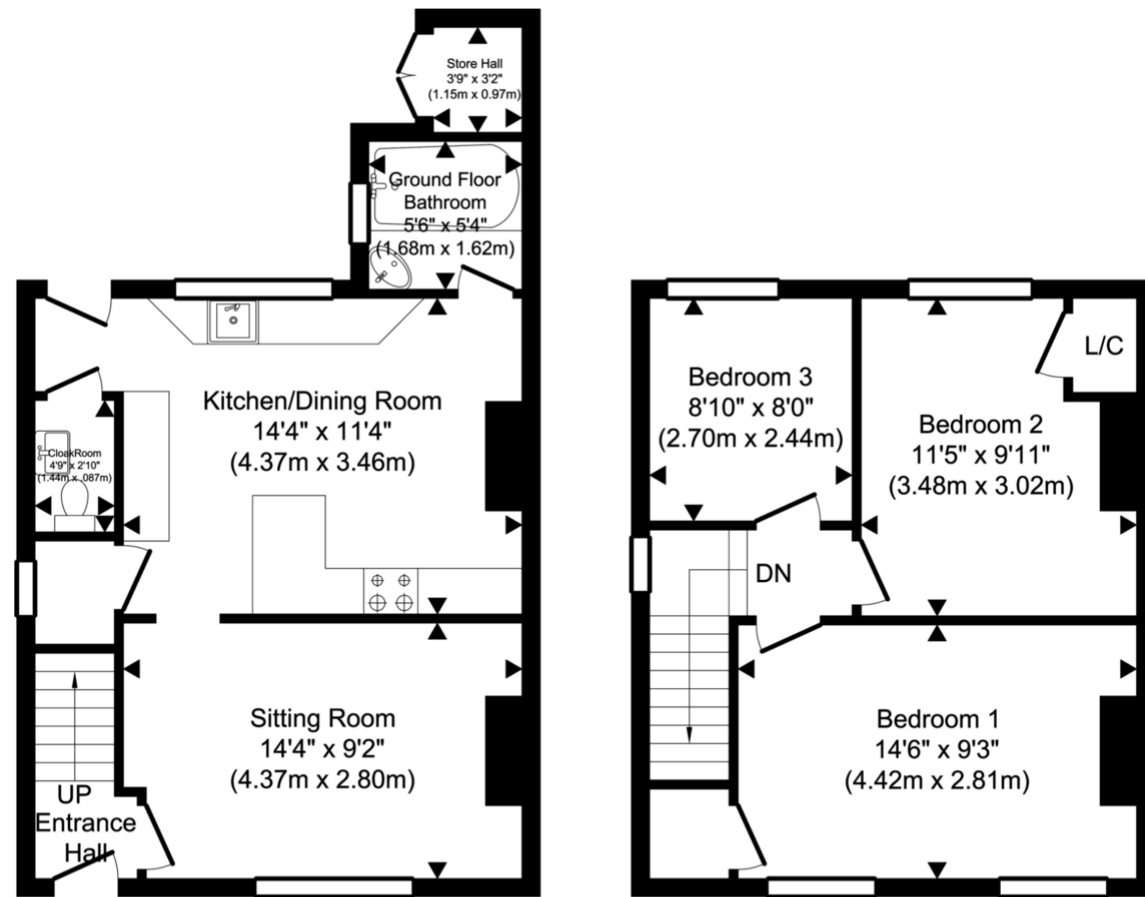
Post Code – CO6 5AS

Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400





Ground Floor  
 Approximate Floor Area  
 409.67 sq. ft.  
 (38.06 sq. m)

First Floor  
 Approximate Floor Area  
 365.54 sq. ft.  
 (33.96 sq. m)

TOTAL APPROX. FLOOR AREA 775.21 SQ.FT. (72.02 SQ.M.)  
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If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F	29 F	
1-20	G		

### 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

### Rockalls Road | Polstead | CO6 5AS

Located in a stunning position, surrounded by far reaching field views, this three bedroom semi-detached home also boasts a cosy sitting room, open plan kitchen/breakfast room, bathroom and separate w/c. Externally the property benefits from ample off road parking and a large rear garden. Potential to extend (stp)

£335,000

- Three Bedrooms
- Far Reaching Countryside Views
- Stunning Location
- Ample Off Road Parking
- Large Rear Garden
- Cosy Sitting Room
- Kitchen/Breakfast Room