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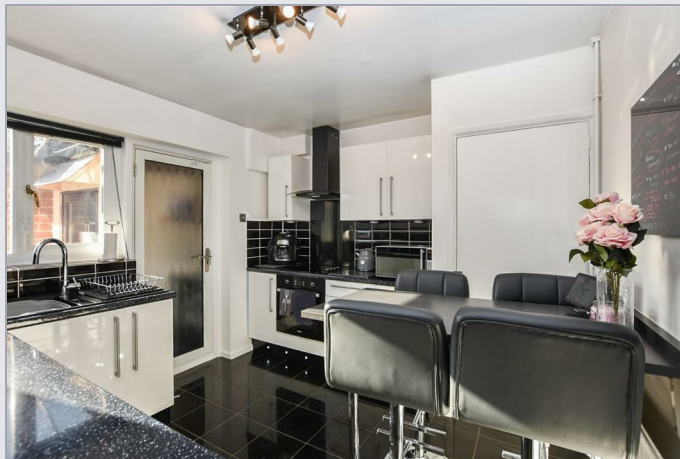




## 31 Rockalls Road, Polstead, CO6 5AR

An immaculately presented semi detached bungalow located on the edge of this desirable Suffolk village and offered with a superb modern interior, parking and a large rear garden which backs directly onto the local allotment. This very impressive and stylish home has been updated and remodelled by the current owner and there is also further potential to extend to the side or to the rear (subject to local authority consent.). This wonderful home has a warm and cosy feel as soon as you step inside ,and the light and bright living space includes a porch, generous sized living room with a recently installed multi fuel burner, a lovely modern and fresh looking kitchen with a breakfast bar and utility area, additional utility and storage room, two double bedrooms and a contemporary style shower room. In addition, to the rear there is the adjoining brick outhouse which forms part of the the utility room and also includes another room which is currently used as a games room, but could easily be used as a useful home office or just a handy additional storage room.

The property is set back from the road and tucked away behind a hedge which partly screens it from the road. There is a front lawned garden and a path which leads to the front door and side access to the rear. To the side there is a decent sized driveway which leads to the garage, and then onto the rear garden which measures about 85ft x 45ft , the total plot length is about 130ft. The rear garden is mainly lawned and backs onto the local allotment.









- Desirable village location
- Parking
- Generous sized living room with multi fuel burner
- Useful Games room or Home Office

- Updated and remodelled throughout
- Two double bedrooms
- Modern shower room

- Large garden 85ft x 45ft
- Stylish and contemporary kitchen
- Two utility rooms



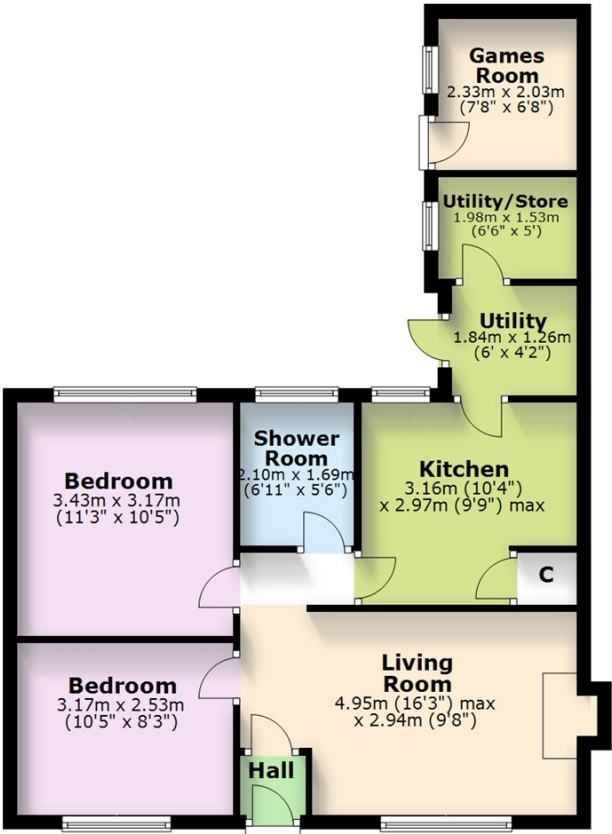






Ground Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 sq. feet)

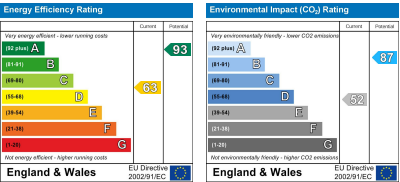
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EPC



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