



53 ROCKALLS ROAD

Polstead | Suffolk



Chapman Sticks

53 ROCKALLS ROAD POLSTEAD SUFFOLK, CO6 5AR

A SEMI-DETACHED BUNGALOW SITUATED TO THE VERY END OF A
CUL-DE-SAC TOGETHER WITH A DETACHED DOUBLE GARAGE AND
PRIVATE SOUTH-FACING GARDENS BACKING ONTO MEADOWS

Manningtree – 12 miles

Sudbury – 10 miles

Colchester – 10 miles

-
- Entrance hall & inner hall • Sitting room • Kitchen / breakfast room •
 - Two double bedrooms • Bathroom • Rear lobby • Utility area •
 - Cloakroom • Boiler / wash room • Off-road parking • Detached double garage •
 - Private south-facing garden • In all, 0.15 acres •





The Property

Built circa 1951, 53 Rockalls Road is discreetly positioned on the edge of a small residential close.

Internally, the accommodation is chiefly set around a central and inner hall, comprising a cosy front sitting room with wood burner. Beyond is the kitchen / breakfast room, which is fitted on two walls with worksurfaces, base and eye level units, and a large built-in corner cupboard. Two double bedrooms are to the opposite side of the hall and are served by a recently modernised bathroom.

Additional access into the bungalow is via a rear lobby, with cloakroom, adjacent utility room and a boiler / washroom – all of which could be adapted / reconfigured as additional core living space.

Outside, the property offers a front garden which is mainly laid to lawn. Adjacent is the driveway, which leads to a detached double garage. The private, south-facing garden is a particular feature, consisting of paved terraces and areas of lawn beyond, with a vegetable garden to the far southern boundary.

Due to its attractive elevated setting, the property provides wonderful views over adjacent grazing paddocks and parts of the village towards Stoke-by-Nayland. Considering its generous plot (about 0.15 acres) the bungalow lends itself well for a sizable extension (if required).

Further outbuildings include a garden shed and green house.

Location

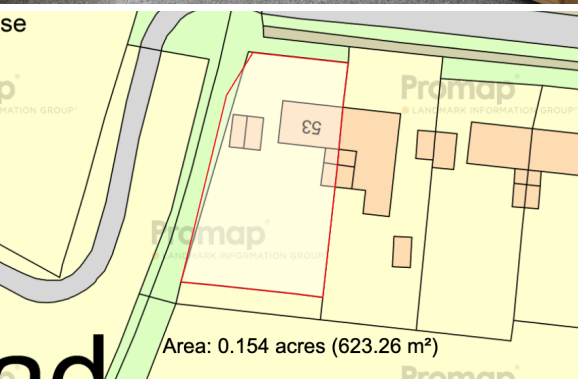
With the village centre located some 100 metres away, Polstead is a popular and picturesque village with the green and pond. Village amenities include The Cock pub, an active village hall, community shop and post office as well as the beautifully positioned St Mary's Church. In addition, there is an excellent network of footpaths across the surrounding rolling countryside. Further amenities and popular restaurants can be found in neighbouring Stoke-by-Nayland, Nayland and Hadleigh.

Local Authority and Council Tax Band
Babergh & Mid Suffolk District Council
Band A (2025)

Services

Mains water, drainage and electricity are connected. Oil-fired heating.

EPC Rating
Current E (39). Potential A (121).



Ground Floor

Approximate Gross Internal Area

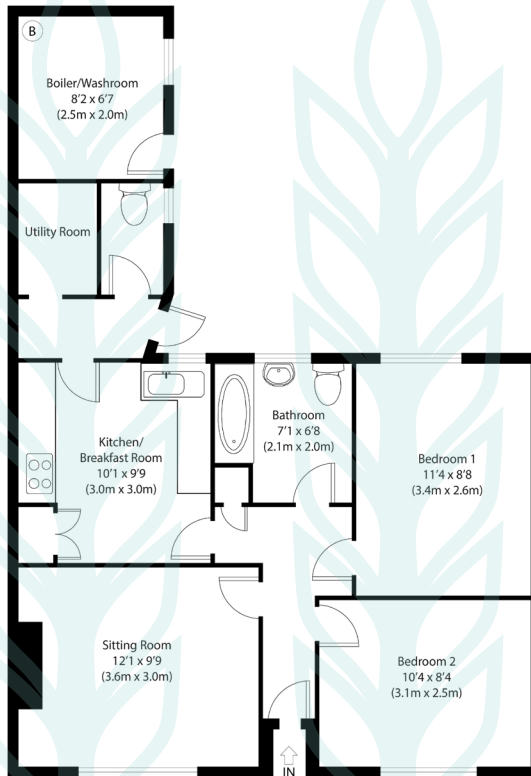
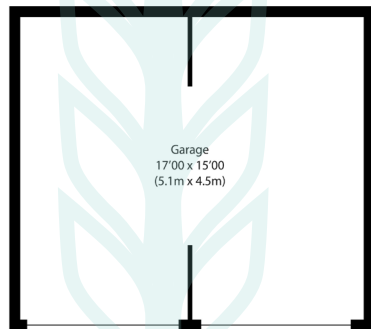
Main House 615 sq ft (57 sq m)

Garage 255 sq ft (24 sq m)

Total 870 sq ft (81 sq m)

Disclaimer: Floorplan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation. Copyright www.chapmanstickels.co.uk

Chapman Stickels



Chapman Stickels

The Corn Exchange,
Market Place,
Hadleigh,
Suffolk,
IP7 5DN

info@chapmanstickels.co.uk
www.chapmanstickels.co.uk

01473 372 372

All enquiries:

Benedict Stickels
ben@chapmanstickels.co.uk

Cleo Shiel
cleo@chapmanstickels.co.uk



Scan the QR code to visit our website



rightmove

PrimeLocation.com

onTheMarket.com

Zoopla



IMPORTANT NOTICE
Chapman Stickels states these particulars are for general information only and do not constitute an offer or contract or part thereof. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate where stated. Any prospective purchaser must satisfy themselves of the accuracy of the information within these particulars by inspection or otherwise. Chapman Stickels does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building restrictions), nor can it enter into any contract on behalf of the client. We do not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. If there is anything of particular importance to you, please contact us where we will endeavour to have any information or queries checked.