



The Nightingales | Millwood Road | Polstead | CO6 5AY

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The Nightingales, Millwood Road, Polstead, CO6 5AY

“A spacious & well-presented four double bedroom detached bungalow, set in this highly desirable village with extensive off-road parking, detached double garage & private grounds extending to in all about 0.25 acres.”

Description

An opportunity to acquire a spacious and well-presented four double bedroom detached bungalow, set well back from the road and within the highly desirable village of Polstead, just a stone's throw from the edge of the Dedham Vale Area of Outstanding Natural Beauty.

Other notable benefits include extensive off-road parking alongside a detached double garage, and well-maintained, private grounds extending to in all about 0.25 acres.

About the Area

Polstead is a small rural community situated some 3 miles to the west of Hadleigh and offers a public house and community shop and post office. Hadleigh itself provides excellent facilities including supermarket, shops, restaurants, pubs, and schools.

The accommodation in more detail comprises:

Front door to:

Reception Hall

Welcoming, light and airy entrance in an L-shape with double aspect windows to front and side, spotlights, access to loft, hardwood flooring, door to airing cupboard housing the hot water cylinder and doors to:

Sitting/Dining Room Approx 27'7 x 14'9 (8.42m x 4.49m)

Generous, light and airy space with attractive views of the rear gardens through double doors opening onto the terrace, windows to side aspect, feature inset with wood burning stove on a tiled hearth with wooden mantel surround, hardwood flooring and double doors to:

Kitchen/Breakfast Room Approx 17'7 x 8'9 (5.36m x 2.67m)

A stylish, well-appointed matching range of wall and base units with Quartz worktops over and inset with one and a half bowl ceramic sink, drainer and chrome mixer tap. Integrated appliances include AEG oven and grill, four ring induction hob with extractor over, dishwasher and wine cooler. The kitchen also incorporates a breakfast bar, built-in sitting area with storage below, French doors to the rear opening onto the terrace, tiled flooring and double aspect windows to the rear and side and door to:

Utility Room Approx 8'9 x 8'9 (2.66m x 2.66)

Fitted with a matching range of wall and base units with Quartz worktops over and inset with stainless steel sink and chrome mixer tap. Space for American style fridge/freezer and washing machine. Tiled flooring, window to side aspect and personnel doors to side. Door to:

Cloakroom

White suite comprising w.c, pedestal hand wash basin, tiled flooring, partly tiled walls and frosted window to hallway and utility room.

Bedroom Four Approx 15'5 x 8'9 (4.69m x 2.66m)

Currently used as a double bedroom but equally as ideal as either a home office or additional reception, suited well for a variety of uses given its location within the property. Window to side aspect and door to:

En-Suite Bathroom

Well-appointed white suite comprising w.c, hand wash basin with storage under, P-shaped panelled bath with shower attachment, extensive built-in storage, extractor and window to front aspect.





Other doors extending from the reception hall led to:

Master Bedroom Approx 16'9 x 9'11 (5.10m x 3.01m)

Delightful, double room with wood panelling, built-in wardrobes, hardwood flooring, window to rear aspect and French doors to the rear opening onto the terrace and displaying attractive views of the rear gardens.

Bedroom Two Approx 14'9 x 7'9 (4.49 x 2.35m)

Double room with access to loft, hardwood flooring and window to front aspect.

Bedroom Three Approx 12'2 x 8'6 (3.70m x 2.59m)

Currently used as a dressing room, but equally as suitable as a bedroom in its own right, this double room again boasts hardwood flooring and window to front aspect.

Family Bathroom

White suite comprising w.c, hand wash basin with storage under, additional built-in storage, corner bath, generous shower cubicle, heated towel, tiled walls, spotlights, extractor and frosted window to front aspect.

Outside

The Nightingales is set well back from the road on this idyllic country lane and is accessed over a private drive, through a five-bar gate, which in turn leads to a generous gravelled parking area and giving access to the detached double garage. The garage is fitted with electric roller doors, power and light connected and window to side. There is also a potential to create a first-floor mezzanine, subject to the relevant consents.

To the rear are private, predominately lawned formal gardens with a terrace abutting the rear of the property and featuring an ornamental pond. The grounds are interspersed with an established selection of flower and shrub borders and specimen trees. The boundaries are defined by a mixture of fencing and hedging for the most part. Also incorporated within the plot is a storage shed. In all about 0.25 acres.

Local Authority

Babergh District Council

Council Tax Band – E

Services

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

Agents Note

We understand from our client that the hot tub is available by separate negotiation.



Energy performance certificate (EPC)

The Nightingales Millwood Road Polstead COLCHESTER CO6 5AY	Energy rating E	Valid until:	6 December 2028
		Certificate number:	8668-6322-5149-3303-1902

Property type	Detached bungalow
Total floor area	133 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is E. It has the potential to be B.

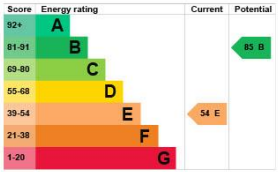
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

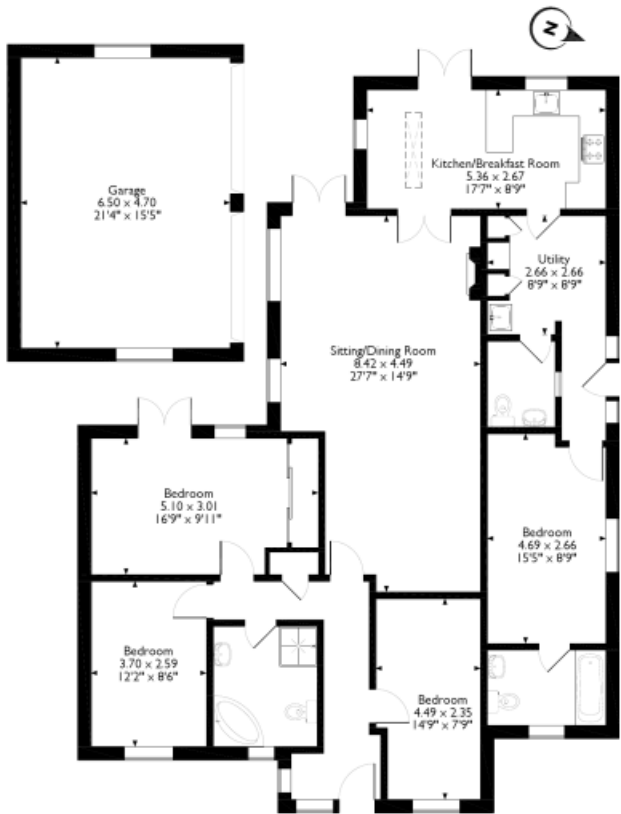
For properties in England and Wales:

the average energy rating is D
the average energy score is 60



<https://find-energy-certificate.service.gov.uk/energy-certificate/8668-6322-5149-3303-1902?print=true>

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Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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