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**The Nightingales**  
**Polstead, Suffolk**





# The Nightingales, Millwood Road, Polstead, Colchester, Suffolk, CO6 5AY

Polstead is located in a particularly sought-after area along the Essex/Suffolk borders, on the north side of the Stour Valley and surrounded by gently sloping countryside. The nearby market towns of Hadleigh 5 miles and Sudbury 9 miles provide a wide range of recreational, educational and shopping amenities and the village itself benefits from a village shop and public house. There is ready access to Colchester (9 miles) which provides direct to London Liverpool Street Station.

An individual four double bedroom (one en-suite) detached, single storey property, set back from Millwood Road and enjoying a rural aspect with views across unspoilt farmland, located on the periphery of the well-regarded Suffolk parish of Polstead Heath. Offering an accommodation schedule of approximately 1,400 sq ft, the property is arranged via two distinctive ground floor reception spaces with notable retained features including a fireplace within inset wood burning stove, a vaulted roof line and recently fitted shaker style quartz stone topped kitchen. Providing considerable versatility with four bedrooms set via two separate wings of the property with complimenting en-suite facilities and a separate utility room. Further benefits of the property include a detached double garage, a west facing rear terrace and expansive gardens with a total plot size of approximately 0.38 acres.

**A four double bedroom (one en-suite) detached, single storey property enjoying a semi-rural location on the periphery of the well-regarded village of Polstead Heath. Offering an accommodation schedule of approximately 1,400 sq ft and further benefiting from a detached double garage, west facing rear gardens and a total plot size of approximately 0.38 acres.**

UPVC clad security door opening to:

**ENTRANCE HALL:** (5.02m x 2.21m narrowing to 1.01m) With engineered oak flooring, glass panel screening to front and side, range of LED spotlights and a hatch to the loft. Door to linen store housing water cylinder with fitted shelving.

**SITTING/DINING ROOM:** (7.79m x 4.34m narrowing to 3.48m) Set beneath a pitched roof line and afforded a dual aspect with casement window to side, panel glazed double doors opening to the rear terrace with aspects across the west facing gardens. Stripped engineered oak flooring throughout and features including a fireplace with a tiled hearth, pine surround and mantle over with inset wood burning stove. Useful study recess to rear. Panel glazed double doors opening to:

**KITCHEN/BREAKFAST ROOM:** (5.36m x 2.66m) Recently fitted and completed an extensive range of shaker style, grained effect, soft close base and wall units with quartz stone preparation surfaces and tiling above. Ceramic single sink unit with vegetable drainer to side, mixer tap above and casement window to rear affording aspects across the gardens. Notable fitted appliances including AEG oven with grill above and AEG built in induction hob, Beko slim line dishwasher and a wine cooler. The kitchen units comprise of a range of soft close cutlery drawers, deep filled pan drawers, glass fronted wall units and a peninsula unit with breakfast bar overhang. Afforded a dual aspect with casement window to side and panel glazed double doors opening to the rear terrace and gardens beyond. Set beneath a vaulted roof line with panel glazed double door to:

**UTILITY ROOM:** (2.64m x 2.49m) Fitted with a matching range of shaker style base and wall units with space for an American style



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fridge/freezer and tiled flooring throughout. Space and plumbing for washing machine/dryer. Casement window to side and door to:

**CLOAKROOM:** (1.91m x 1.51m) Partly tiled and fitted with ceramic WC, wash handbasin with casement window to side with frosted glass.

**INNER HALL:** With panel glazed door opening outside and oak door to:

**BEDROOM 1:** (4.08m x 2.65m) With a casement window to side, stripped wood effect flooring throughout and oak door to:

**EN-SUITE BATHROOM:** (2.64m x 1.70m) Fitted with ceramic WC, wash hand basin within a fitted base unit and bath with separately screened shower area with mounted shower attachment.

**BEDROOM 2:** (4.35m x 3.00m) Afforded an attractive aspect across the rear terrace and gardens with casement window to rear and panelled glazed double doors opening to the terrace and gardens beyond. Wall panelling and a part mirror fronted fitted wardrobe.

**BEDROOM 3:** (3.67 x 2.58m) With a casement window to front and currently being utilised as a dressing room.

**BEDROOM 4:** (4.42m x 2.35m). With casement window to front, engineered oak flooring and a hatch to the loft.

**FAMILY BATHROOM:** (2.64m x 2.37m) Fully tiled and fitted with ceramic WC, wash hand basin within a fitted base unit, corner bath with tiling above and a fully tiled, separately screened walk-in double shower with mounted attachment.

## Outside

The property situated on Millwood Road, tucked away on the fringe of the village and enjoying an attractive rural aspect with views across unspoilt

farmland. Approached via a shingled parking area with space for approximately ten vehicles and direct access to:

**DOUBLE GARAGE:** (7.02m x 5.00m) With doors to front, light and power connected, hatch to loft and window to side.

Gated side access opens to the expansive rear gardens which are arranged via a west facing rear terrace with timber bordered edging, an established hedge line defines the fringes of the grounds with a centrally positioned water feature and aspect across woodland beyond.

**TENURE:** Freehold

**SERVICES:** Mains water, drainage and electricity are connected. Oil fired heating. **NOTE:** None of these services have been tested by the agent.

**EPC RATING:** E. A copy of the energy performance certificate is available on request.

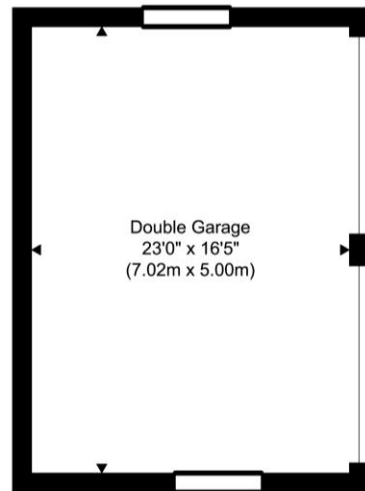
**WHAT3WORDS:** ///hands.coats.submitted

**LOCAL AUTHORITY:** Babergh District Council, Endeavour House, 8 Russell Road, Ipswich, IP1 2BX (0300 1234000). **BAND:** E.

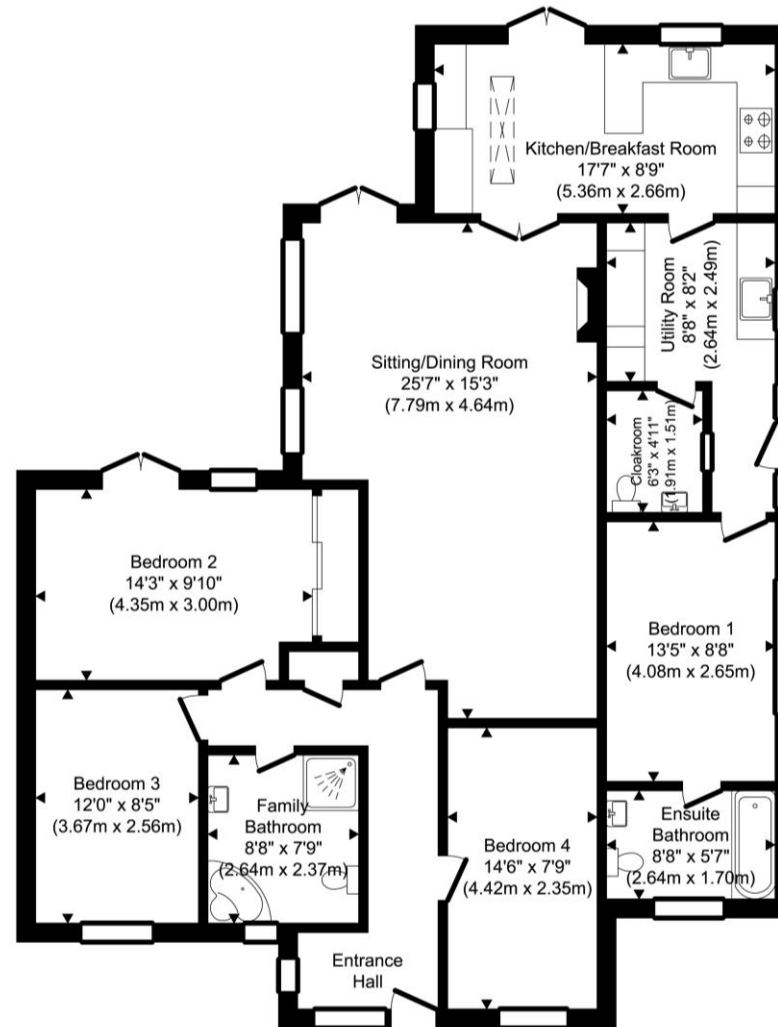
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

**NOTICE:** Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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Outbuilding  
Approximate Floor Area  
377.81 sq. ft.  
(35.10 sq. m)



Ground Floor  
Approximate Floor Area  
1408.35 sq. ft.  
(130.84 sq. m)

TOTAL APPROX. FLOOR AREA 1786.16 SQ.FT. (165.94 SQ.M.)  
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