



2 D'arcy Cottages
Polstead, Suffolk

**DAVID
BURR**



2 D'arcy Cottages, Rockalls Road, Polstead, Colchester, Suffolk, CO6 5AR

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.

A two-bedroom semi-detached Victorian cottage enjoying a central village location, located a short walk from the centre of the picturesque village of Polstead and has recently been extended and enhanced by the current owners. Lying within the Dedham Vale Area of Outstanding Natural Beauty, the property is within a short walk of The Cock Inn Public House, Polstead Community Shop and conveniently placed for the Stoke by Nayland Golf Club and hotel. The property benefits from a range of high specification fixtures, fittings, and materials throughout and further benefits from private lawned rear garden and off-street parking.

A well-presented two-bedroom semi-detached Victorian cottage enjoying a central village location, within the highly regarded picturesque village of Polstead. The property has been extended and enhanced by the current owners benefitting a range of high specification fixtures, fittings, and materials throughout in addition to private rear garden and off-street parking.

Obscured double glazed glass panel door opening to:

SITTING ROOM: 18' 4" x 11' 8" (5.60m x 3.60m) The focal point of the room is the brick fireplace with oak bressummer beam over and brick hearth and LED spotlights. Dimplex electric radiator, wall lights and stairs rising to first floor. Door to:

INNER LOBBY: With storage cupboards and door to:

KITCHEN/BREAKFAST ROOM: 12' 9" x 9' 0" (3.90m x 2.70m) Fitted with a matching range of matte grey base and wall units, deep fill pan drawers and white composite preparation surfaces over. Integrated appliances include a washing machine, electric oven with ceramic hob above and extractor hood over. One and a half stainless steel sink with vegetable drainer to side, mixer tap over and window to side. French doors opening to garden.

DOWNSTAIRS BATHROOM: 6' 2" x 5' 6" (1.9m x 1.7m) Fitted with ceramic WC, wash hand basin within a fitted wall unit and bath with shower attachment over. Wall mounted heated towel radiator and obscured glass window to rear.

First floor

LANDING: With window range to front.

BEDROOM 1: 11' 9" x 10' 6" (3.60m x 3.20m) With windows to front and rear, Dimplex quantum electric radiator and exposed wall studs.

BEDROOM 2: 8' 8" x 7' 8" (2.60m x 2.30m) With window to rear, Dimplex quantum electric radiator, door to linen cupboard housing water cylinder and hatch to loft.

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Outside

The property is approached via a shared shingle driveway to the front leading to a private parking space to side. There is exterior lighting and a gated side access which leads to the garden. The private garden is enclosed by timber panel fencing.

TENURE: Freehold

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

BROADBAND SPEED: Up to 46 Mbps (source Ofcom).

PHONE SIGNAL: EE, Three, O2 and Vodafone (source Ofcom).

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

WHAT3WORDS: sprint.puddings.roadblock

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

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.

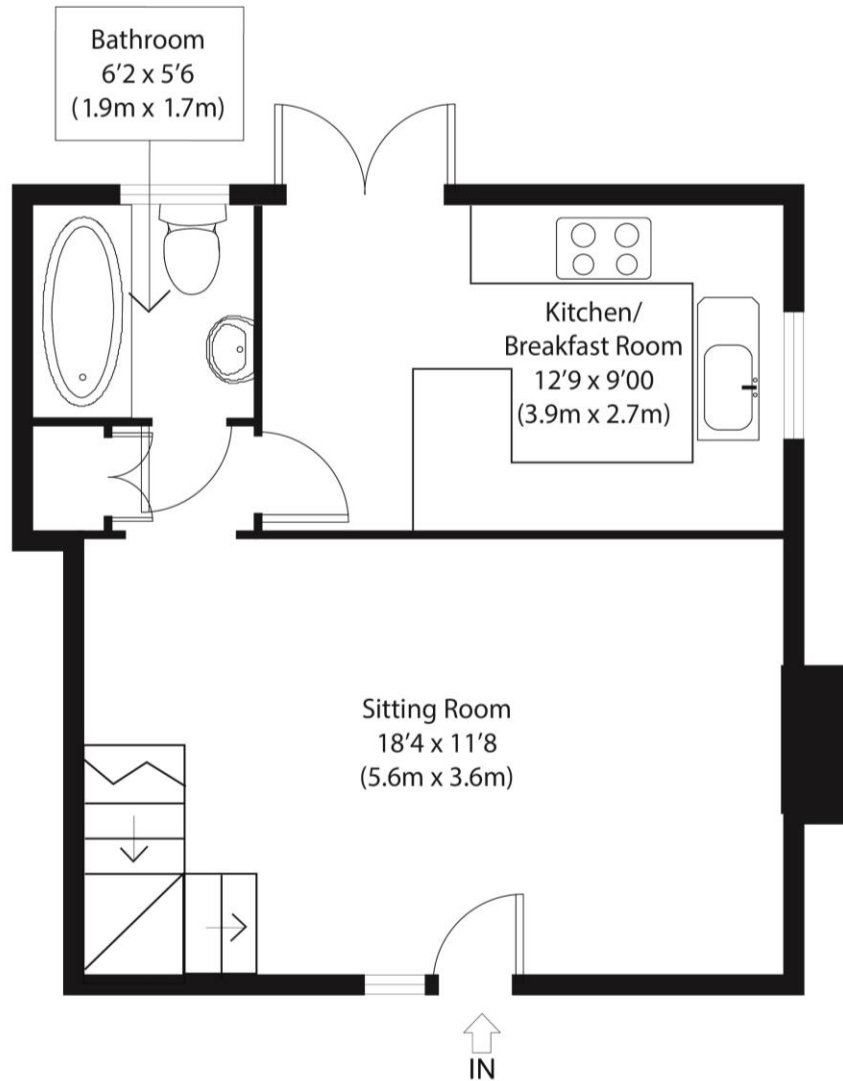


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Approximate Gross Internal Area
620 sq ft (58 sq m)

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.ojphoto.co.uk



Ground Floor



First Floor

