



1 D'ARCY COTTAGES

Polstead | Suffolk



Chapman Stickels

1 D'ARCY COTTAGES, ROCKALLS ROAD, POLSTEAD, SUFFOLK, CO6 5AR

AN EXTENDED 3-BEDROOM VICTORIAN COTTAGE DISCREETLY
POSITIONED IN THIS WELL-REGARDED VILLAGE, WITH OFF-ROAD
PARKING AND REAR GARDEN

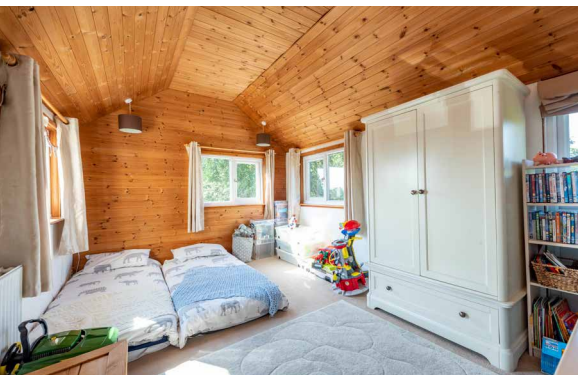
Manningtree - 12 miles

Sudbury - 10 miles

Colchester - 10 miles

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- Kitchen/breakfast room • Sitting room • Utility room/WC • 3 bedrooms •
 - Family bathroom • Off-road parking • Private rear garden •





The Property

1 D'arcy Cottages is set to the very end of a small residential close, which is a stones throw from Polstead Green. The cottage is notably spacious and bright throughout, which comprises a welcoming kitchen/dining room which is extensively fitted with oak units under worksurfaces and induction hob, twin oven and grill with extractor. Beyond is the utility room/cloakroom with further worksurface to one wall and plumbing for washing machine/dishwasher. The principal front reception room provides a focal fireplace with stairs to the first floor. The first floor provides 3 double bedrooms, with the main bedroom giving views over the grazing paddocks to the south side of Rockalls Road.

Outside, the property offers one parking space via a brickweave front drive. The enclosed rear garden is private, with a detached block and weatherboarded outbuilding.

Agents Note: The property has a pedestrian right of way over the neighbouring garden (No. 2 D'arcy Cottages).

Location

Polstead is a popular and picturesque village centred around a 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.

Services

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

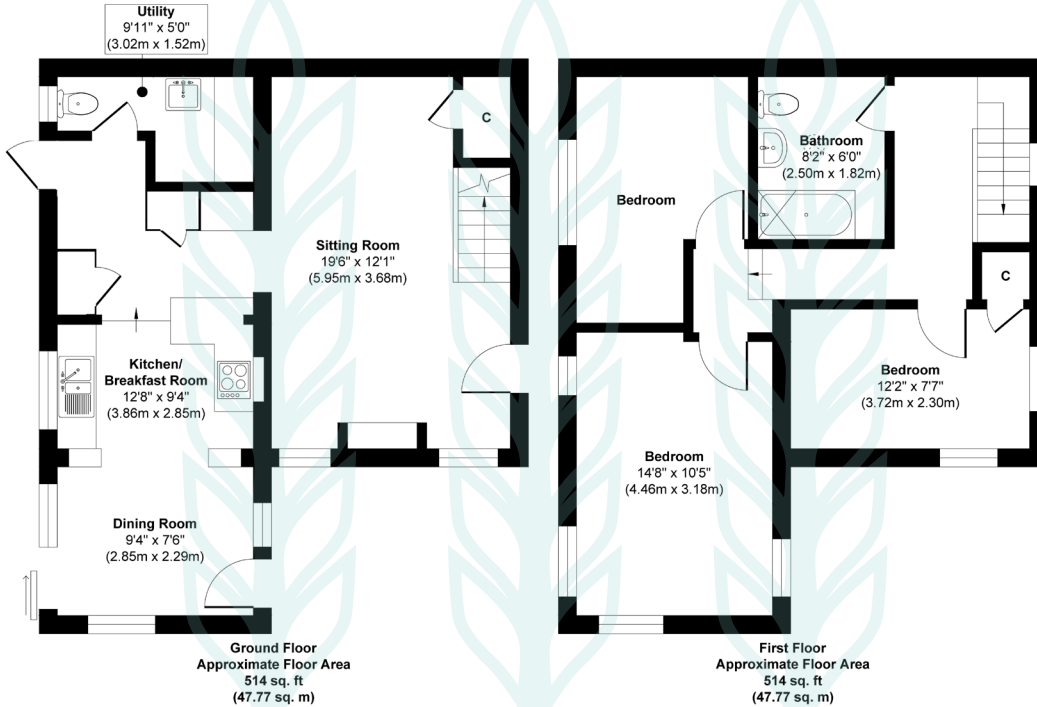
Local Authority and Council Tax Band

Babergh with Mid Suffolk District Council
Tax Band C

EPC Rating

Current D(55). Potential B(88).

1 D'arcy Cottages, Rockalls Road, Polstead, CO6 5AR



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