



3 POLSTEAD STREET
Stoke By Nayland, Suffolk

Carter Jonas

3 POLSTEAD STREET, STOKE BY NAYLAND, SUFFOLK, CO6 4SA

- Colchester 8.5 miles
(London Liverpool Street from 48 minutes)
- Sudbury 9 miles
- Manningtree 11 miles

Entrance hall · Sitting room · Dining room · Inner hall · Porch/cupboard · Shower room · Fully fitted kitchen · Rear hall · Garden room · Principal bedroom with ensuite cloakroom · Bedroom 2 (with adjoining dressing room/nursery) · Bedroom 3 · Bedroom 4/Study Shower room · Courtyard · Mature garden approx 230ft Separate single garage

DESCRIPTION

3 Polstead Street is a wonderful family home with beautiful character features, versatile accommodation and naturally light rooms which occupies a prominent position in the highly sought after village of Stoke By Nayland.

You enter the property via the side gate from Polstead Street and into the rear entrance hall. To the left is a wonderful sitting room with Inglenook fireplace, two windows and beautiful exposed timbers. Parallel to this room is the dining room with similar stunning features, staircase and store room which is also used as the entrance porch with original front door. From this room you enter into the inner hallway which gives way to the recently renovated shower room with walk in shower, toilet and basin. The nearby kitchen has been totally refurbished and has wonderful soft-shut shaker style cupboards, built in appliances including dishwasher, fridge/freezer, NEFF induction hob & double oven, granite worksurfaces, double butler sink and window looking into the rear courtyard. Beyond the kitchen leads into the rear hallway with staircase and further gives access into the garden room which offers a stunning view to the rear.

A CHARMING GRADE II LISTED, 4 BEDROOM, SUFFOLK PINK COTTAGE WITH FLEXIBLE LIVING SPACE AND A WONDERFUL MATURE GARDEN ALL IN THE SOUGHT AFTER VILLAGE OF STOKE BY NAYLAND.



There are two staircases which access two "wings" of the property. The western section of the property has the charming principal bedroom (with ensuite cloakroom), and bedroom two with a generous dressing room which has potential for another bedroom, study or generous ensuite. The eastern section of the property has two further bedrooms (one of which would make a fantastic home office), storage cupboard and recently fitted family shower room.

OUTSIDE

The garden can be accessed from the rear hallway or from a gated entrance allowing an entrance from Polstead Street. There is a courtyard and a fantastic garden with a variety of mature trees, flowers and shrubs which extends approx. 225 feet backing onto stunning undulating countryside views across the famous Box valley. The property also benefits from a separate single garage which comfortably fits a large car or can offer additional storage.

LOCATION

Stoke by Nayland provides a popular village stores/post office, 2 highly regarded restaurants including The Crown, a school as well as the Stoke by Nayland Country Club with a gym and golf course. Colchester and Ipswich are within easy reach for good schools. Daily commuting is from Manningtree or Colchester stations with fastest trains to Liverpool Street taking from 48 minutes.

ADDITIONAL INFORMATION

Tenure: Freehold

Services: Mains water, electricity and drainage.
Oil fired central heating

Local Authority: Babergh Mid Suffolk

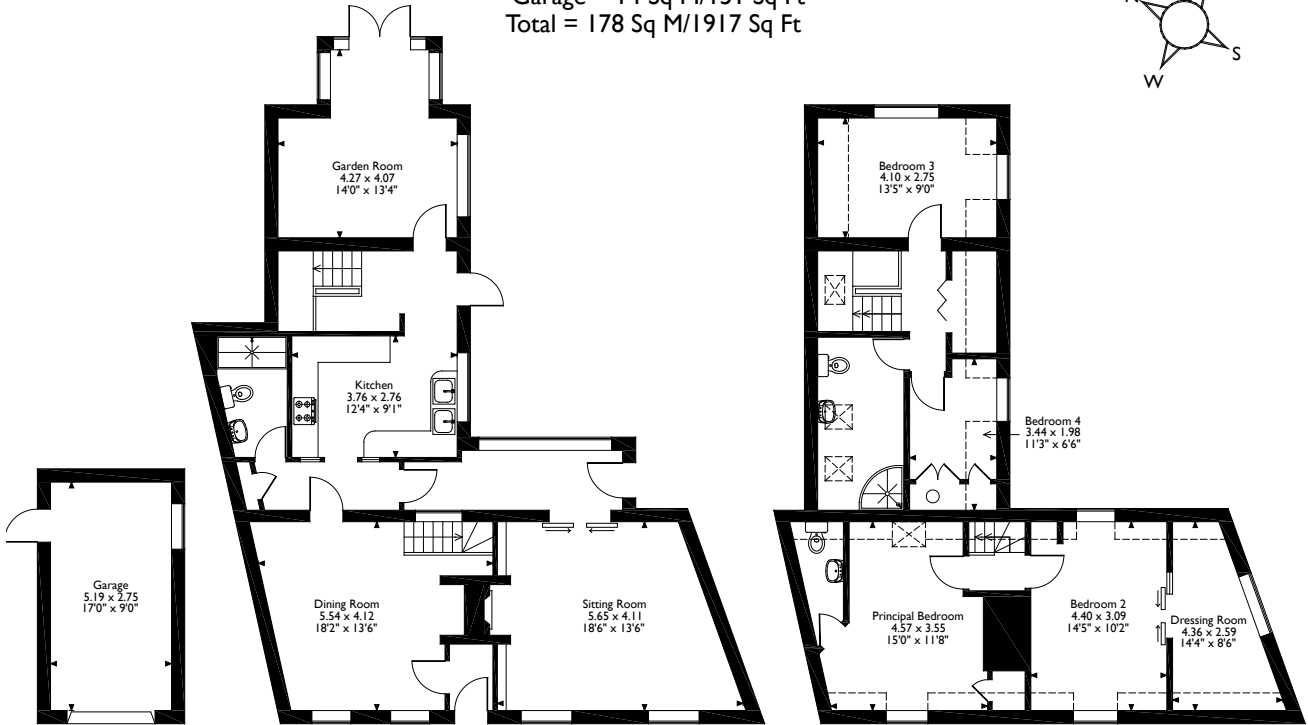
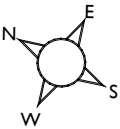
Council Tax: Band E

Viewing: By appointment only with Carter Jonas:
T: 01787 882881

What3Words: ///direction.money.valid



3 Polstead Street, Stoke By Nayland, Suffolk
Approximate Gross Internal Area
Main House = 164 Sq M/1766 Sq Ft
Garage = 14 Sq M/151 Sq Ft
Total = 178 Sq M/1917 Sq Ft



Ground Floor

First 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.



Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 67 |
| (39-54) E | 43 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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