



**10 Polstead Street**  
**Stoke by Nayland, Suffolk**

**DAVID  
BURR**







# 10 Polstead Street, Stoke by Nayland, Colchester, Suffolk, CO6 4SA

The historic village of Nayland is one of the area's most highly-regarded villages. There is a primary school, doctors' surgery, dental practice, post office, a village shop, a church, hairdressers and a public house. Nayland is situated in an Area of Outstanding Natural Beauty and was named in the 'Top 30 Places to Live in The UK Countryside'. The market town of Sudbury is nine miles, Ipswich 16 miles and Colchester approximately six miles providing a comprehensive range of amenities and a commuter rail link to London Liverpool Street station.

A two bedroom semi-detached Grade II listed period cottage enjoying a central village location within the well regarded parish of Stoke by Nayland. Lying on the Suffolk/Essex border and within the Dedham Vale Area of Outstanding Natural Beauty, the property offers an accommodation schedule of approximately 800sq ft arranged over two floors comprising a single ground floor reception room and having benefitted from a rear extension to create an open aspect kitchen/dining room. Situated within walking distance of a number of award winning pubs and restaurants, some of the finest walking and cycling routes within the region, in addition to being within close proximity to the general stores, post office and village bookshop. Notable retained features include double hung sash windows and a first floor fitted bathroom. Further benefits to the property include well-screened rear gardens.

## **A two-bedroom semi-detached Grade II listed period cottage enjoying a central village location within the much sought after parish of Stoke by Nayland. Further benefits to the property include gardens, side access and far-reaching views across the Dedham Vale Area of Outstanding Natural Beauty.**

Panel glazed timber door opening to:

**KITCHEN/DINING ROOM: 24' 4" x 9' 10"** (7.42m x 3.00m) Having benefitted from a substantial rear extension, the kitchen area is fitted with an extensive range of shaker style base and wall units with granite effect preparation surfaces over and upstands above. Ceramic single sink unit with vegetable drainer to side, mixer tap over and casement window to side. Fitted appliances include a three door oven with five ring ceramic hob over, extraction above and fridge/freezer. In addition a Neff dishwasher is fitted as well as a washing machine. Stripped wood effect flooring throughout, LED spotlights and set beneath a pitched roofline to rear with a single storey rear extension and french doors opening to the rear gardens.

**SITTING ROOM: 11' 6" x 11' 0"** (3.53m x 3.35m) Set to the front of the property with door to outside, timber framed sash window to front and brick fireplace with exposed chimney breast.

**INNER HALL: 11' 8" x 5' 8"** (3.58m x 1.74m) With staircase off rising to first floor, door to useful understairs storage recess and further door to:

**CLOAKROOM: 6' 2" x 2' 7"** (1.89m x 0.80m) Fitted with ceramic WC and wash hand basin with tiling above.

### **First floor**

**LANDING:** With hatch to loft and door to linen store with useful fitted shelving.

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**BEDROOM 1: 13' 0" x 10' 6"** (3.94m x 3.21m) With casement window range affording elevated views across the gardens and valley beyond.

**BEDROOM 2: 11' 7" x 11' 1"** (3.55m x 3.38m) With timber framed double hung sash window to front.

**FAMILY BATHROOM: 6' 7" x 5' 10"** (2.03m x 1.79m) Fitted with ceramic WC, pedestal wash hand basin and fully tiled bath with shower attachment. Wall mounted heated towel radiator and obscured glass casement window to side.

## Outside

Situated on Polstead Street, enjoying a central location within the historic parish of Stoke by Nayland. The property benefits from access to the side entrance with french doors to the rear of the dining area opening to the garden.

With a raised terrace, single expanse of lawn and a timber framed external store with established fence line border.

**TENURE:** Freehold

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

**BROADBAND SPEED:** Up to 62 Mbps (source Ofcom).

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

**NOTE:** David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be

subject to change. Purchasers should satisfy themselves on any matters relating to internet or phone services by visiting <https://checker.ofcom.org.uk/>.

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

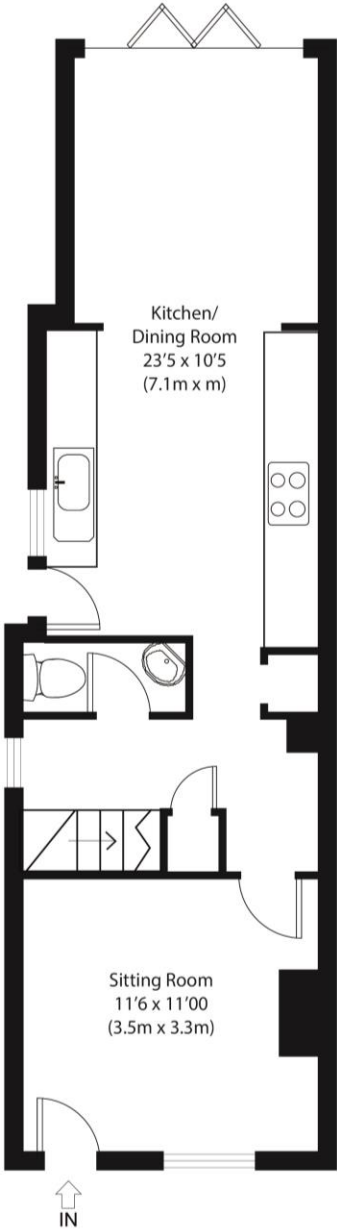
**WHAT3WORDS:** scanner.planet.stiffly

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

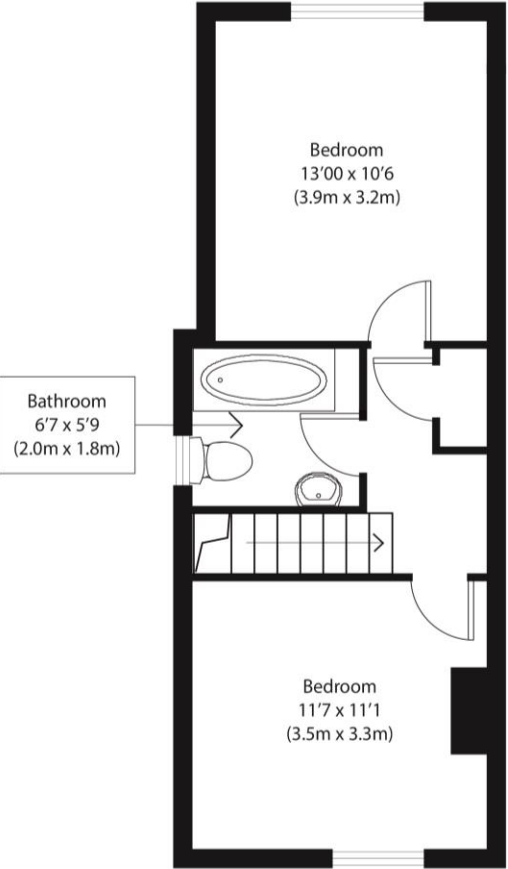
**VIEWING:** Strictly by prior appointment only through DAVID BURR.

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Ground Floor



First Floor

Approximate Gross Internal Area  
800 sq ft (74 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





