



NP NICHOLAS
PERCIVAL

To Let. £1,500 PCM

Park Cottage, Church Road, Twinstead, CO10 7NA

Incorporating **BS** BIRCHALL
STEEL



A charming detached three bedroom house located in a peaceful and secluded position in the Village of Twinstead. The property was recently extensively refurbished to include new kitchen, new bathroom and new boiler and benefits from generous front and rear gardens.

TO LET £1500 pcm | Holding deposit £346 | Deposit 1,730

EPC D | Mid Suffolk Council Tax Band D

Ground Floor

Reception Hall With door to front, tiled floor, ceiling light point, door to **Cloakroom** with suite comprising low level W.C. wash hand basin, wooden flooring, radiator, inset spotlighting, window to rear.

Sitting Room (15'11" x 11'6") with window to front and French doors to rear, open fireplace, range of built-in shelving and cupboards, exposed floorboards, inset spotlighting.

Kitchen/Dining Room (15'11" x 11'8") with windows to front and rear. Comprehensively fitted with range of eye level and base units beneath worktops, integral electric oven and halogen hob, plumbing for dishwasher, stainless steel sink and drainer unit, inset spotlighting, underfloor heating, door to **Utility Room** with door to front, plumbing for washing machine, wooden flooring and coir matting.

First Floor

Bedroom One (15'11" x 11'6") with window to front and rear, decorative fireplace, fitted wardrobe cupboard, painted floorboards, two radiators, inset spotlighting.

Bedroom Two (11'8" x 9'8") with window to front, radiator, painted floorboards, fitted wardrobe cupboard.

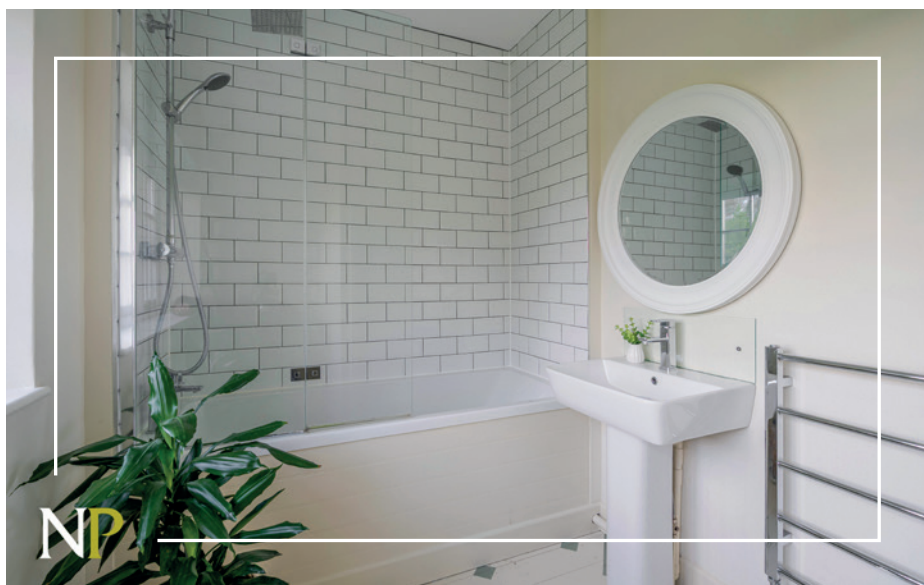
Bedroom Three (7'0" x 7'0") with window to front, painted floorboards, radiator.

Bathroom (11'8" max x 5'11") with window to rear, white suite comprising low level W.C., pedestal wash hand basin, bath with shower over, tiled bath enclosure, radiator, heated towel rail, inset spotlighting, painted floorboards.

Outside

The property is approached over a gravel drive providing parking, there is an enclosed garden to the front of the property and path leading to the front door, there is an additional generous garden to the rear of the property backing onto open farmland.



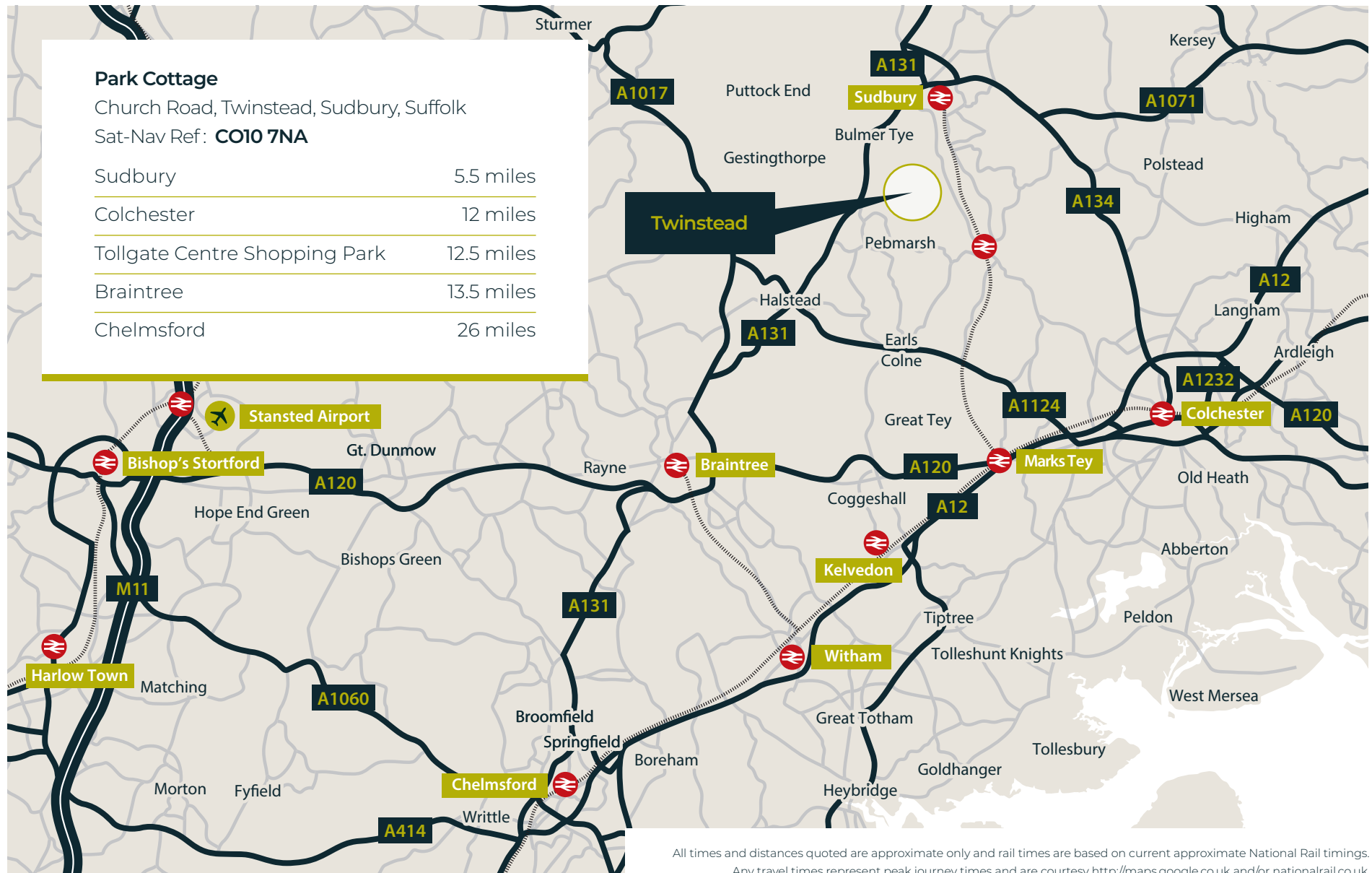


Park Cottage

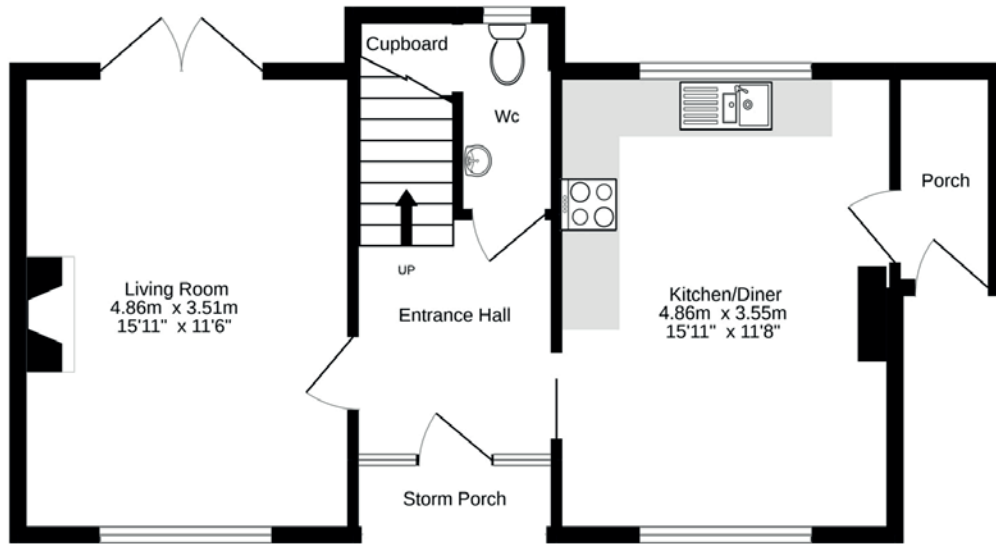
Church Road, Twinstead, Sudbury, Suffolk

Sat-Nav Ref: **CO10 7NA**

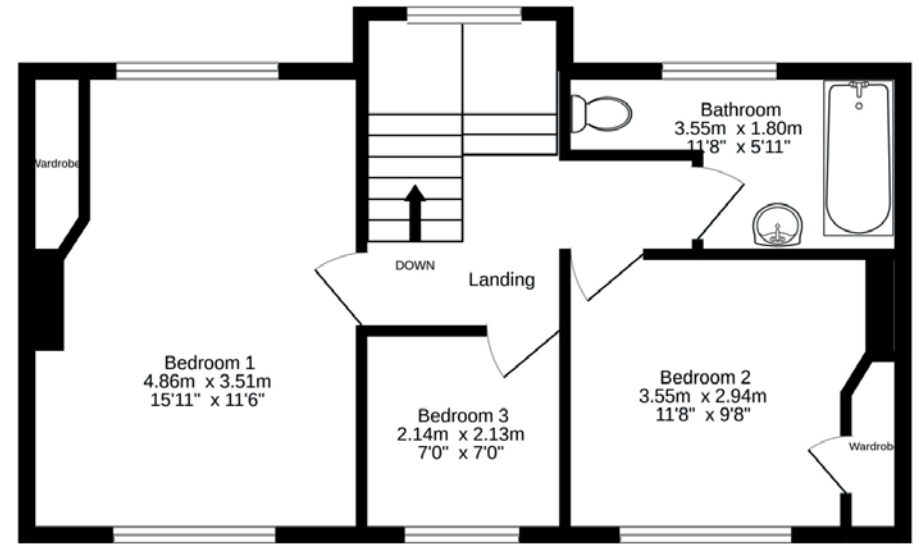
Sudbury	5.5 miles
Colchester	12 miles
Tollgate Centre Shopping Park	12.5 miles
Braintree	13.5 miles
Chelmsford	26 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings.
Any travel times represent peak journey times and are courtesy <http://maps.google.co.uk> and/or nationalrail.co.uk



Ground Floor



First Floor



Total Approximate Floor Area: 1000 SqFt (92.9 SqMt)

Illustration for identification purposes only.
Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Letting Agents.

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STEEL

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

IMPORTANT: we would like to inform prospective tenants that these lettings particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to rent, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract.