



£500,000

The Street, Poslingford



THE PROPERTY

This well maintained three bedroom home offers spacious and flexible accommodation across two floors, ideal for a range of buyers. The property benefits from off street parking and side access leading to the rear garden.

A central hallway provides access to all ground floor rooms along with a useful storage cupboard. The kitchen/dining room is a bright and sociable space featuring generous worktop and cupboard space, integrated oven, hob, extractor fan and inset sink, with double aspect windows and doors opening onto the garden.

To the rear, the living room enjoys plenty of natural light from multiple windows and features an attractive fireplace. Double doors connect the room to the kitchen/dining area, creating an excellent flow for everyday living and entertaining, while further doors lead directly outside.

The ground floor also offers two well proportioned bedrooms, ideal for family, guests or home working, served by a modern shower room fitted with shower, WC and wash hand basin.

The first floor is dedicated to the main bedroom suite, providing a private retreat with adjoining landing area currently used as a home office, leading to the bathroom fitted with bath, separate shower, WC and wash hand basin.

Outside, the rear garden offers a patio seating area with the remainder mainly laid to lawn, together with a storage shed.

THE LOCATION

Poslingford is a picturesque Suffolk village surrounded by rolling countryside close to the Essex border, approximately six miles from Clare and within easy reach of Sudbury and Bury St Edmunds. Known for its attractive period homes and peaceful setting, the village offers a quintessential country lifestyle with convenient access to nearby market towns.

Centred around the historic St Mary's Church, the village enjoys scenic countryside walks and a strong sense of community. Nearby towns provide a range of amenities including shops, pubs, cafés and schooling, while excellent links towards Cambridge, Colchester and the A14 make Poslingford ideal for commuters seeking rural living with good connectivity.













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ESTATE AGENTS

Council & Council Tax Band – Babergh District Council - Band D

Tenure – Freehold

Broadband – Superfast broadband with download speeds of up to 76mbps and upload speeds of up to 20mbps available (Ofcom data)

Mobile Coverage – Voice & Data likely outdoors with EE, O2, Three & Vodafone (Ofcom data)

Utilities – Mains Drainage, Water, Electric, Oil Central, Gas Bottle For Fire

Property Construction – Standard Brick Construction & Timber Framed

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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