



Heath Close, Polstead Heath  
£375,000



## Polstead Heath

Chamberlain Phillips are delighted to offer this three-bedroom link-detached home, nestled in the serene setting of a quaint village, this property is an exceptional find for first-time buyers and families looking to settle in a peaceful locale.

Upon entering, you'll be greeted by a welcoming entrance hallway, complete with a convenient downstairs WC. The living room exudes warmth and comfort, thanks to a cosy log burner, and flows seamlessly into the sizeable dining room, providing an ideal space for family meals and entertaining guests.

The well-appointed kitchen, accompanied by a handy utility room, ensures all your culinary needs are met, while the additional downstairs study and conservatory offer versatile spaces for work or relaxation.

As you ascend to the upper floor, three well-proportioned bedrooms await, promising restful slumber for all members of the family. The family shower room has been designed to offer functionality and ease in your daily routine.

Step outside to discover the joy of the west facing rear garden, a secure and private haven benefiting from a garden shed/workshop with power. The generous front garden adds to the home's kerb appeal, and with both garage and driveway parking, this property ticks all the boxes for those seeking a life of convenience and charm.







- THREE BEDROOM LINK DETACHED HOME
- SPACIOUS ACCOMMODATION
- DOWNSTAIRS WC
- GROUND FLOOR STUDY
- GENEROUS FRONT AND REAR GARDENS
- QUIET VILLAGE LOCATION
- THREE RECEPTION ROOMS
- UTILITY ROOM
- GARAGE AND DRIVEWAY PARKING
- VIEWING ADVISED

#### Location:

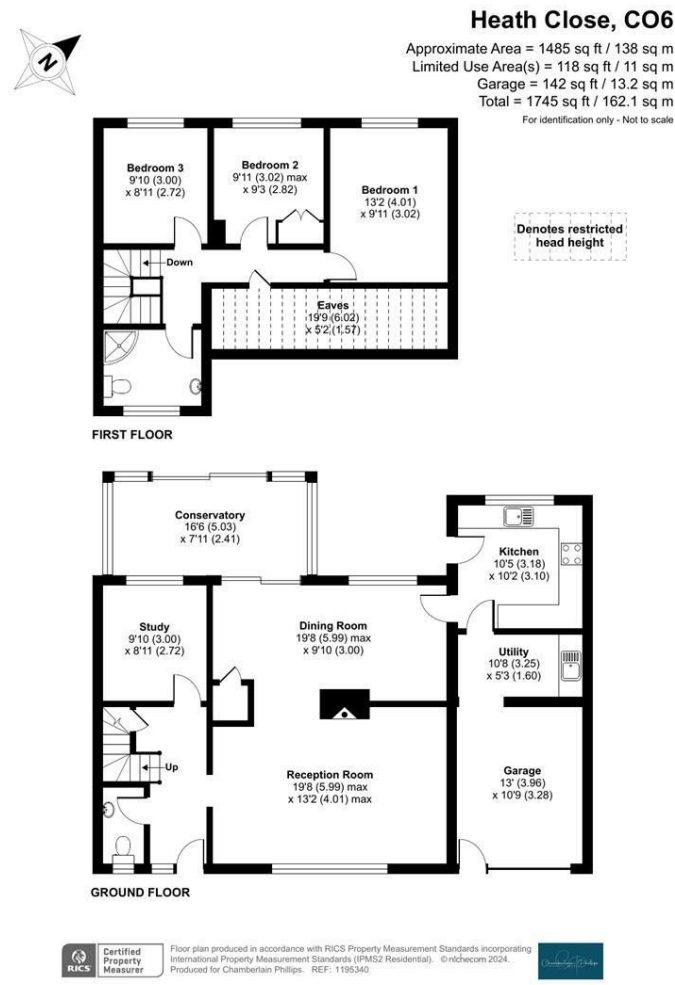
This delightful residence offers a tranquil retreat set amidst the rural beauty of Polstead Heath, yet within easy reach of the bustling market town of Hadleigh. Enjoy the convenience of modern amenities, including a variety of supermarkets, boutique shops, inviting restaurants, traditional pubs, and reputable schools, all just a stone's throw away.

#### Important Information:

Tenure - Freehold  
Council Tax Band - D  
Services - Mains Electric, Mains Water & Drainage  
Heating - Oil via radiators  
Mobile Coverage Indoor: O2, EE & Three are Limited/Vodafone is unavailable  
Broadband: Ultrafast broadband is available at this address  
\*Please note some images have been digitally staged to give a better visual representation\*



Floor Plan



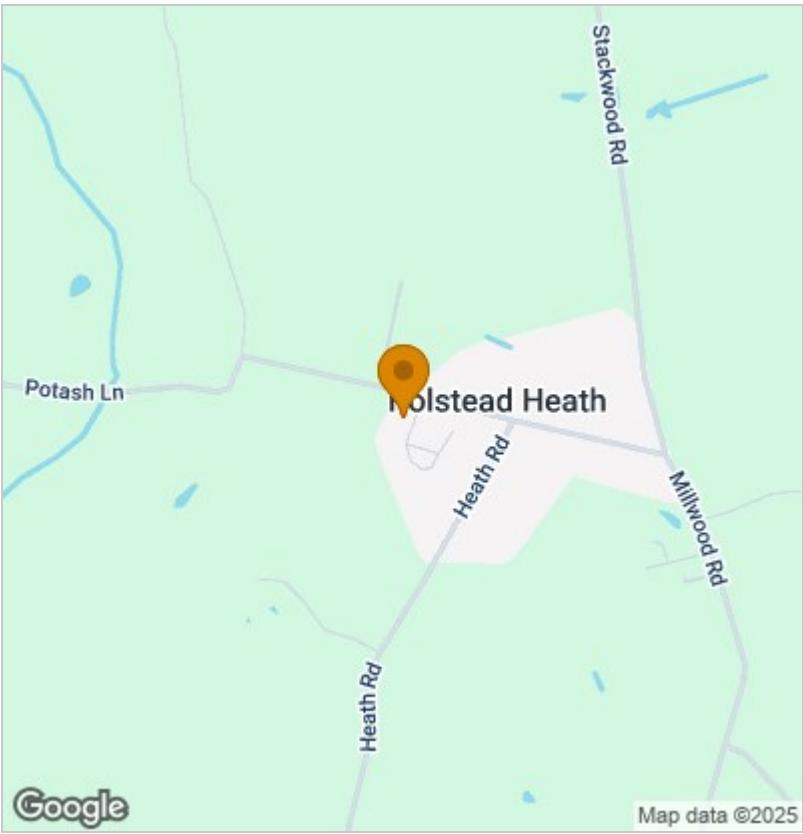
Viewing

Please contact our Manningtree Office on 01206 646479 if you wish to arrange a viewing appointment for this property or require further information.

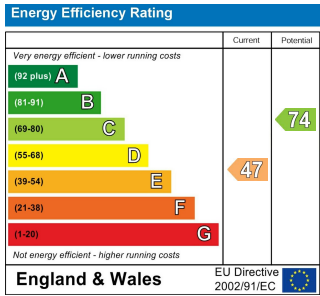
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Area Map



Energy Efficiency Graph



Council Tax Band - D  
Tenure - Freehold