



PARK COTTAGE,  
Church Road, Twinstead, CO10 7NA

TO LET £1,500 PCM

**NP** NICHOLAS  
PERCIVAL



To Let £1,500.00 pcm  
Holding Deposit £ 346  
Deposit £ 1,730  
EPC Band D  
Mid Suffolk Council Tax Band D

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.



## Accommodation

### 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' x 7'

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

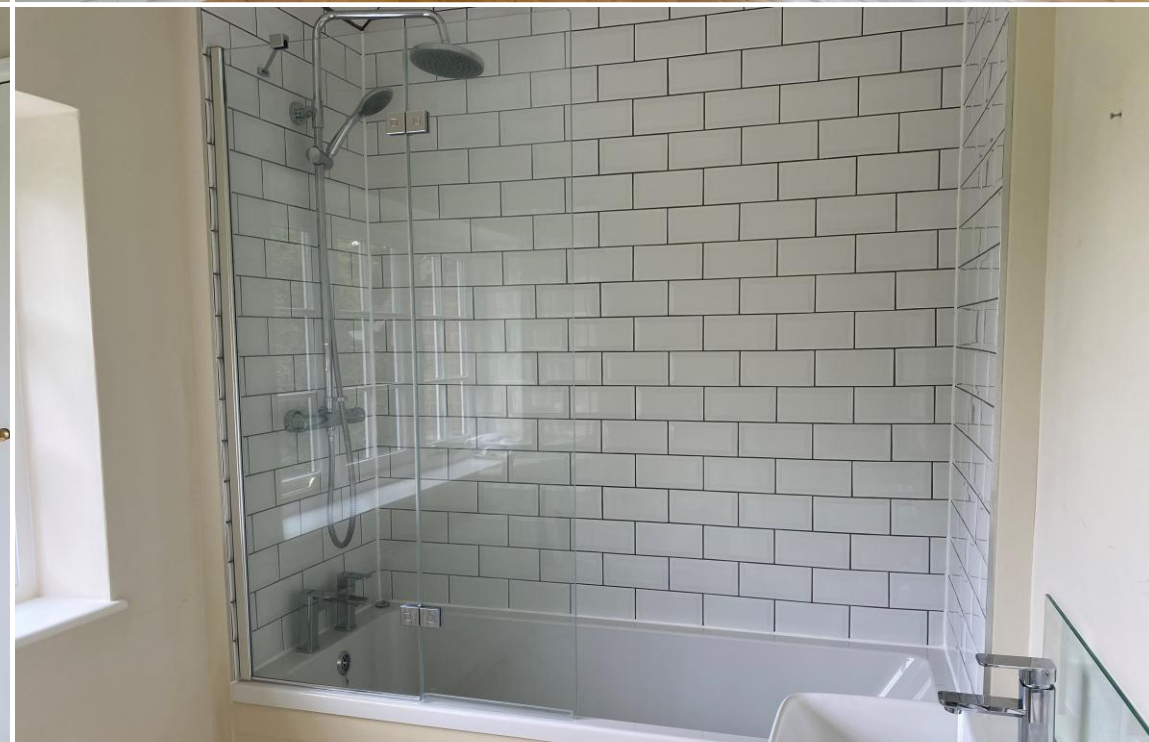
The property is approached over a gravel drive providing parking, there is an enclosed garden to the front of the property and path leading to the front door, there is an additional generous garden to the rear of the property backing onto open farmland. The property has private drainage and water supply.

## Viewing

Strictly by prior appointment through the Landlord's Letting Agent Nicholas Percival Limited tel: 01206 563222 or e-mail: [info@nicholaspercival.co.uk](mailto:info@nicholaspercival.co.uk).

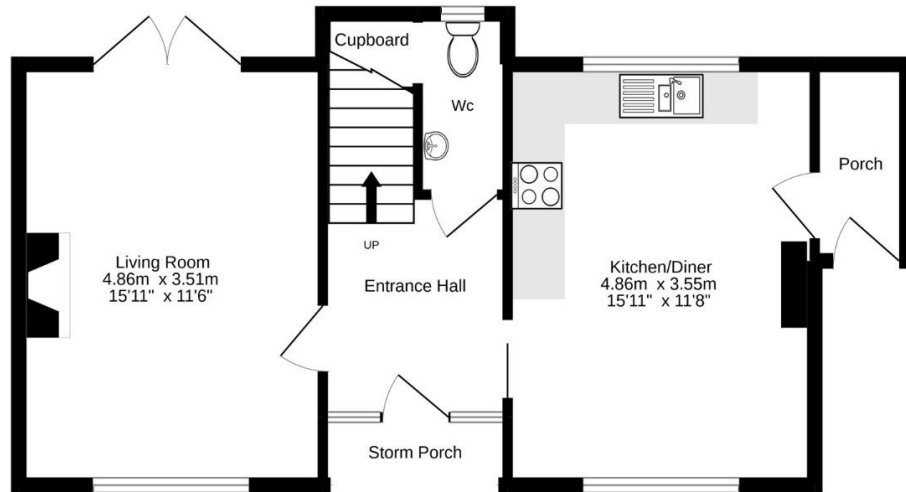
## Broadband & mobile coverage

Max download speed Ultrafast 1000Mbps & upload speed 1000 Mbps available. Mobile phone coverage available with EE & Three. Source Ofcom

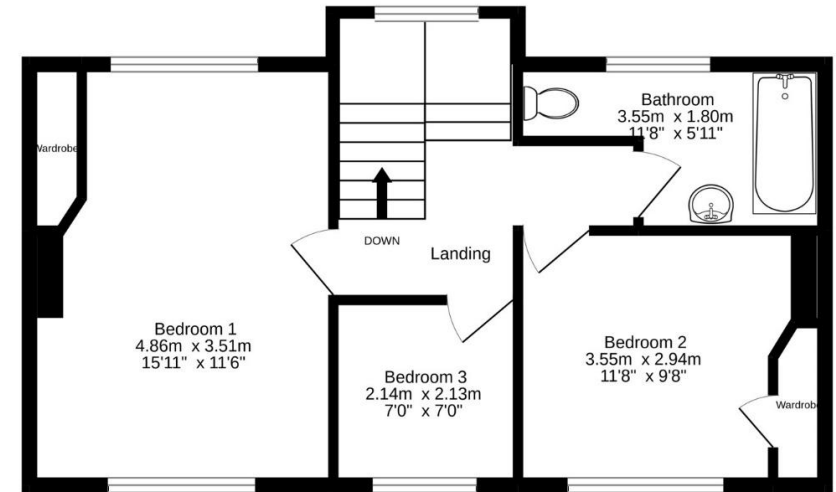




Ground Floor  
47.5 sq.m. (511 sq.ft.) approx.



1st Floor  
45.4 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA : 92.9 sq.m. (1000 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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