



**15 Gestingthorpe Road,
Belchamp Walter, Essex**

**DAVID
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15 GESTINGTHORPE ROAD, BELCHAMP WALTER, SUDBURY, CO10 7AX

Belchamp Walter is just 6 miles from Sudbury, a thriving market town surrounded in part by open farmland and countryside including the famous Water Meadows. The town has a wealth of amenities and facilities including a railway link to London Liverpool Street. There is an excellent range of shops to cater for most everyday needs as well as a choice of pubs, restaurants, recreational and educational facilities. The nearby market towns of Colchester (15 miles) and Braintree (14 miles) offer extensive amenities, the former providing a mainline station to London Liverpool Street, serving the commuter.

An extremely well-presented semi-detached bungalow in a rural location amidst open countryside which has undergone a thorough programme of renovation completed in 2021. The property contains open-plan living accommodation with a kitchen/dining room adjacent to a sitting area with a double-sided wood burning stove, three well-proportioned bedrooms and a family bathroom with both a large shower and contemporary bath. Outside there is extensive off-road parking for numerous vehicles and a low maintenance garden with an open outlook to the rear.

A semi-detached 3 bedroom bungalow in a rural location.

Front door leading to:-

ENTRANCE HALL: With fitted barrier matting, space for coats and shoes and high-quality wood effect Amtico flooring. Access to loft storage space and solid oak doors leading to:-

SITTING ROOM: 12'10" x 11'5" (3.90m x 3.49m) With a continuation of Amtico flooring and a range of double-glazed windows overlooking the front and towards open countryside beyond. Plenty of space for seating around a double-sided wood burning stove situated on a slate hearth. Openings to either side of the chimney breast lead to:-

KITCHEN/DINING ROOM: 27'3" x 11'7" (8.30m x 3.52m) With a continuation of Amtico flooring and a high-quality fitted kitchen with a matching range of base and wall level shaker style units with wood effect worksurfaces incorporating a one-and-a-half sink with a mixer tap and faucet over and drainer to side. Four-ring CDA induction hob with tiled splashback and extractor fan over, integrated Hotpoint dishwasher, space and plumbing for a washing machine and space for further appliances including a refrigerator, freezer, wine fridge and tumble dryer if required. Integrated electric combination oven with NEFF warming drawer below. Lighting integrated into the kickboards, skylight allowing for plenty of

natural light, recessed LED spotlighting throughout and underfloor heating. uPVC floor-to-ceiling glass panel doors opening onto terracing and with an open outlook over countryside beyond. Ample room for a large dining table and chairs adjacent to floor-to-ceiling windows.

BEDROOM 1: 15'3" x 10'0" (4.66m x 3.04m) Windows with fitted integrated blinds and with an outlook across the rear garden onto fields beyond and of the folly in the distance.

BEDROOM 2: 10'11" x 10'2" (3.34m x 3.10m) A further double bedroom with a range of fitted wardrobes with sliding doors, inset shelving and hanging rails. Windows overlooking the front garden with fitted blinds.

BEDROOM 3: 10'9" x 7'10" (3.27m x 2.40m) A further double room with an outlook across the garden and onto open countryside beyond.

BATHROOM: 14'4" x 5'6" (4.36m x 1.68m) Containing an exceptional walk-in shower with glass screens, rainfall style showerhead and additional attachment below. Recessed storage shelf, WC, vanity suite with tiled splashback, mirror with lighting and a full-height chrome heated towel rail. Contemporary bath with mixer tap and shower over.

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Outside

To the front of the property is a driveway which provides ample **OFF-ROAD PARKING** for numerous vehicles. A paved pathway leads to the front door with a side gate leading into the rear garden.

The rear garden contains a stone paved terrace which provides an attractive area of seating and lies adjacent to an expanse of lawn bordered by mature hedging. Further benefits include an external hot and cold tap, up and down lighting and external power points.

SERVICES: Main water and drainage. Main electricity connected. Oil fired heating to radiators. Underfloor heating throughout the kitchen/dining room. **NOTE:** None of these services have been tested by the agent.

AGENT'S NOTES

The recently installed windows and doors will have approximately 8 years remaining on a guarantee.

EPC RATING: Band D – A copy of the energy performance certificate is available on request.

LOCAL AUTHORITY: Braintree District Council, Causeway House, Bocking End, Braintree, Essex. CM7 9HB (01376 552525).

COUNCIL TAX BAND: B.

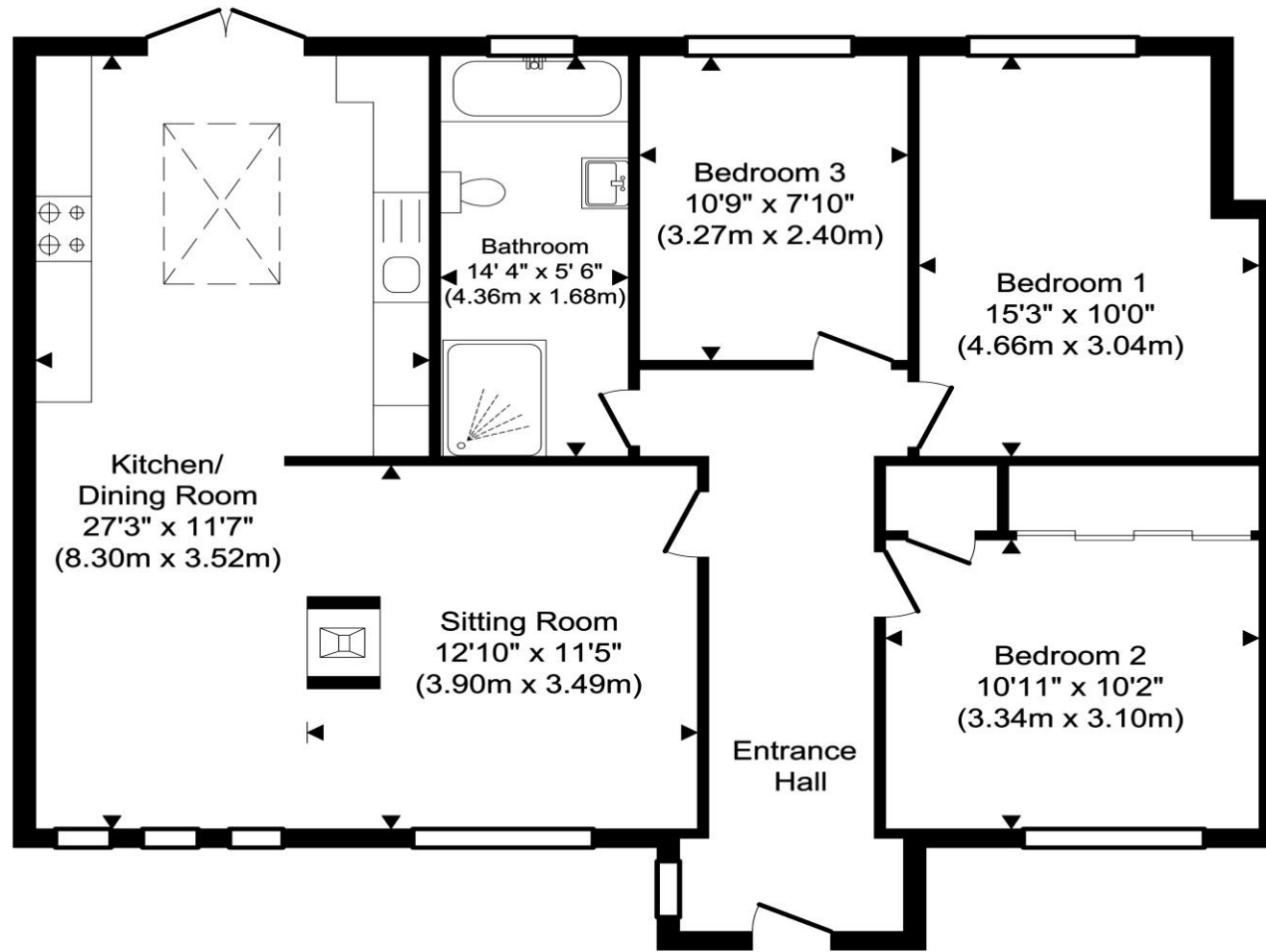
TENURE: Freehold

WHAT3WORDS: burn.files.forklift

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.

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TOTAL APPROX. FLOOR AREA 992.97 SQ.FT. (92.25 SQ.M.)
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