



**Hobarts Hall, Belchamp Otten, Sudbury CO10 7BE**

**welcome to**

**Hobarts Hall, Belchamp Otten, Sudbury**

Set in a beautiful location with gorgeous countryside views is this three bedroom home that has been completely transformed by the current owner to offer exceptional living space, including a stunning open plan kitchen, spacious lounge & a study & further enhanced with private garden & ample parking



### **Vaulted Kitchen / Diner**

20' 3" x 12' 8" ( 6.17m x 3.86m )

Vaulted ceiling. Double glazed entrance door, three double glazed windows to rear aspect and one double glazed window to front aspect. Four velux windows. Fitted kitchen with a range of matching wall and base units over areas of work surface. Butler sink set into worktop. Space for range cooker and other appliances. Storage cupboard with two doors leading to utility room and inner hall. Fireplace housing multifuel burner.

### **Utility Room**

9' 4" x 4' 7" ( 2.84m x 1.40m )

Double glazed window to front aspect. Access to mezzanine level above for storage. Plumbing for washing machine and space for appliances.

### **Inner Hall**

Stairs rising to first floor. Vertical radiator. Doors leading to lounge, study and ground floor cloakroom.

### **Cloakroom**

Suite comprising low level WC and vanity wash hand basin.

### **Lounge**

15' x 14' 8" into bay ( 4.57m x 4.47m into bay )

Bay window to rear aspect with french doors. Two double glazed windows. Brick fireplace housing multifuel burner. Built in storage cupboard, radiator.

### **Study**

8' 5" x 7' 9" ( 2.57m x 2.36m )

Double glazed window to side aspect. Built in storage.

### **Landing**

Stairs rising from inner hall. Access to loft.

### **Bedroom One**

13' 4" x 11' 11" ( 4.06m x 3.63m )

Double glazed windows to two aspects with beautiful views. Exposed brick fireplace and exposed timbers.

Built in wardrobe, radiator.

### **Bedroom Two**

11' 10" narrowing to 7' 6" x 9' 11" ( 3.61m narrowing to 2.29m x 3.02m )

Double glazed windows to front aspect with countryside views. Built in wardrobe, radiator.

### **Bedroom Three**

11' 1" narrowing to 6' 1" x 9' 6" ( 3.38m narrowing to 1.85m x 2.90m )

Double glazed windows to front aspect with countryside views. Radiator.

### **Bathroom**

Velux window, Vaulted ceiling. Suite comprising low level WC his and hers vanity wash hand basins, and bath with shower over. Heated towel rail.

### **Exterior**

A driveway provides ample off road parking, as well as a further parking area. A gate leads into the garden which is predominantly laid to lawn and has a seating area which takes full advantage of the beautiful views.,

### **Agent's Note**

Like many other properties situated in a rural location, the garden is on a separate title.



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## Hobarts Hall, Belchamp Otten Sudbury

- Character three bedroom semi detached home
- Stunning views
- Beautiful open plan and vaulted kitchen
- Ample off road parking
- Spacious lounge with fireplace

Tenure: Freehold EPC Rating: E

offers in excess of

**£475,000**



Please note the marker reflects the postcode not the actual property

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