

A well presented four bedroom detached house, situated in the rural village of Belchamp St. Paul.

Rent £2,400 pcm
Ref: Estates

Yew Tree House
Bakers Road
Belchamp St. Paul
Sudbury
Suffolk
CO10 7BS



To let unfurnished on an Assured Shorthold Tenancy for a term of twelve months with a view to extending.

Contact Us



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Location

Yew Tree House is situated in the rural village of Belchamp St. Paul which is surrounded by open countryside offering local amenities to include village pub "The Half Moon", Belchamp St Paul C of E Primary School, Village Hall and other local businesses. Belchamp St. Paul is situated approx. 6 miles from Sudbury, which has a railway station with connections to London, Liverpool Street and 10 miles from Colchester.

Ground Floor

Entering through external front door into:

Entrance Hall 14'2 x 5'8 (4.34m x 1.75m)

With understairs cupboard. Wooden flooring. Heating thermostat. Two double electric plug sockets. Recessed ceiling spotlights. Smoke detector. Built in cupboard for coats etc. Stairs leading to the first floor and doors off to

Cloakroom 6'4 x 4' (1.95m x 1.24m)

Fitted with white low flush WC. White wash basin with mixer tap over. Black and white tiled flooring. White painted obscure double glazed wooden window. Recessed ceiling spotlights.

Study 12'2 x 7'2 (3.73m x 2.21m)

With wooden flooring and white painted double glazed wooden window to front. Two double plug sockets. Data point connected.

Lounge 17'7 x 14'5 (5.36m x 4.41m)

A light and spacious room with two white painted double glazed wooden windows overlooking the side and two overlooking the rear of the property. Wooden flooring. Feature brick fireplace with brick hearth housing woodburning stove. Ceiling pendant light fitting. Two double plug sockets. TV and telephone sockets. Door to hallway.

Kitchen/Diner 24'0 x 15'4 (7.31m x 4.68m)

A very impressive light and spacious room with feature wooden beams and two skylight windows fitted with a range of white fascia Shaker style kitchen base and wall units with cream marble effect formica work surface over. Large feature island unit incorporating a one and half bowl stainless steel sink with mixer tap. Cream tiled flooring. Bi-fold doors giving access to rear and two white painted double glazed wooden windows to front and side. Feature area with space for Rangemaster cooker and extractor cooker hood. Integrated dishwasher. Four double plug sockets. Under cupboard lights. Recessed ceiling spotlights and chandelier light fitting. Door to

Utility 7'11 x 7'4 (2.43m x 2.24m)

Fitted with white fascia Shaker style kitchen base and wall units with cream marble effect formica work surface over, incorporating stainless sink with mixer tap. Water softener. Cream tiled flooring. Recessed ceiling spotlights. Space and plumbing for washing machine. Space for tumble drier. Double plug socket. White painted timber stable style exterior door to outside with a door leading to integral double door garage



From the hallway stairs leading up to

First Floor

Landing 15'1 x 6'7 (4.19m x 2.03m) With large eaves storage cupboards, airing cupboard, loft access and doors off to

Bedroom One 11'5 x 11'1 (3.49m x 3.38m)

A good sized double bedroom with white painted double glazed wooden windows overlooking the side and rear of the property. Fitted carpet. Radiator. Three double plug sockets. TV aerial socket. Ceiling pendant light fittings. Double door built in wardrobe and further built in cupboard and eaves storage cupboard.

En Suite Shower Room 6'10 x 6'9 (2.10m x 2.07m)

Fitted with white low flush WC. White wash basin with individual taps over. Fully tiled corner shower cubicle with chrome shower head, controls and glass shower screen and door. Ceiling mounted extractor fan. Wood effect vinyl flooring. Chrome heated towel rail inset with white radiator. Recessed ceiling spotlights. Wall mounted circular mirror.

Family Bathroom 11'5 x 6'1 (3.49m x 1.86m)

Fitted with white low flush WC. White wash hand basin with individual taps over. Fully tiled white panel bath with chrome shower head, controls and glass shower screen and chrome mixer tap. Ceiling mounted extractor fan. Wood effect vinyl flooring. Chrome heated towel rail. Radiator. White painted obscure double glazed wooden window to the front. Recessed ceiling spotlights. Wall mounted square glass mirror.

Bedroom Two 14'2 x 8'11 (4.34m x 2.73m)

A double bedroom with white painted double glazed wooden window overlooking the front of the property. Fitted carpet. Radiator. Three double plug sockets. TV aerial socket. Ceiling pendant light fitting.

Bedroom Three 14'3 x 9'4 (4.35m x 2.86m)

A double bedroom with white painted double glazed wooden window overlooking the front. Fitted carpet. Radiator. Three plug sockets. TV aerial socket. Ceiling pendant light fitting.

Bedroom Four 12'7 x 6'9 (3.85m x 2.08m)

A double bedroom with white painted double glazed wooden window overlooking the front. Fitted carpet. Radiator. Three plug sockets. TV aerial socket. Ceiling pendant light fitting.



Outside

Access via large driveway to the front of the property with a feature pond and picket fencing. The garden is predominantly laid to grass and fenced to all boundaries. Large paved patio at rear of property. **Integral garage** with power and light connected.

Services Mains Water, Sewerage and Electricity connected. Underfloor Heating and Air Source Heat Pump for central heating.

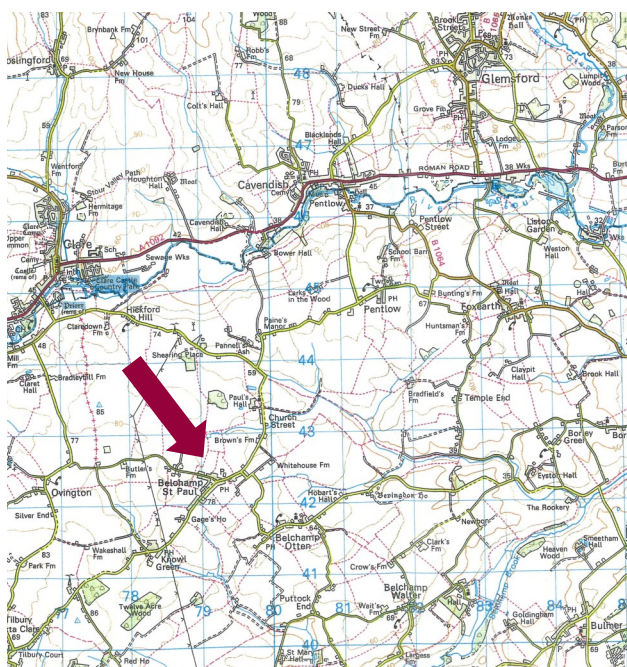
Council Tax Band E £2,635.21 payable 2025/2026.

Broadband To check the broadband coverage available in the area click this link – <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Mobile Phone To check the Mobile Phone coverage in the area click this link – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority Braintree District Council **Viewing** Strictly by appointment with the Agent.

NOTE: Items depicted in the photographs or described within these particulars are not necessarily included within the tenancy agreement. These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn. **Date: July 2025**



Directions

Heading north-west from Sudbury on the A131 Melford Road at the roundabout take the 1st exit onto B1064. Proceed along the road taking the first left onto Borley Road. Follow School Lane for approximately 2 miles turning slightly right into The Street through the village of Foxearth. Proceed onto and along School Road for approximately 2 miles. Continue onto Kettle Hill. Turn left onto Church Street and follow the road for 1 mile, continuing onto Vicarage Road. Taking the first turning on your right onto Bakers Road and the property will be found on the right.

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Score	Energy rating	Current	Potential
92+	A		
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69-80	C		
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