

DAVID  
BURR



**Brown's Cottages, 1 Church Street, Belchamp St. Paul, Sudbury, Suffolk CO10 7DQ**

A delightful and believed to be a former Keeper's Cottage dating back to the late Victorian era set in the lovely village of Belchamp St. Paul.

**Guide £1,350 pcm**

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**ENTRANCE** into:

A large hallway/separate dining room with radiators and understairs storage for coats, with stairs leading to the first floor and views to the front of the property. Leading through into:

**KITCHEN** Newly fitted with a range of wall and base units under worktop with stainless steel sink inset. Space and plumbing for a washing machine or dishwasher. Tiled floor. Leading through into the:

**LIVING ROOM** With brick fireplace with wood burner inset. Wonderful triple aspect views out to both the front and rear. This large room offers the ideal place to relax with plenty of storage. Stairs lead to the:

## First Floor

**SHOWER ROOM** Fitted with a shower, bath and wash hand basin.

**BEDROOM 1** With large windows and fantastic views overlooking the rolling countryside.

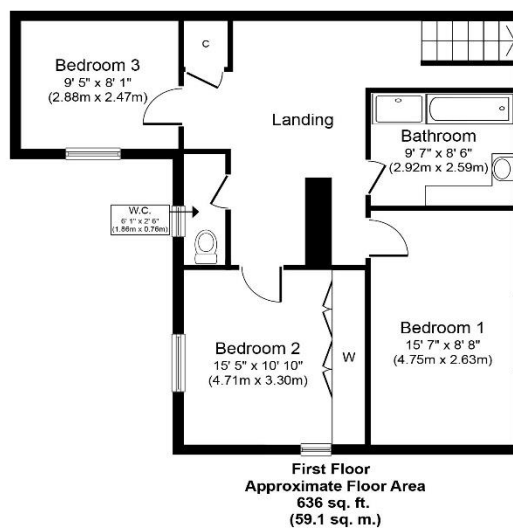
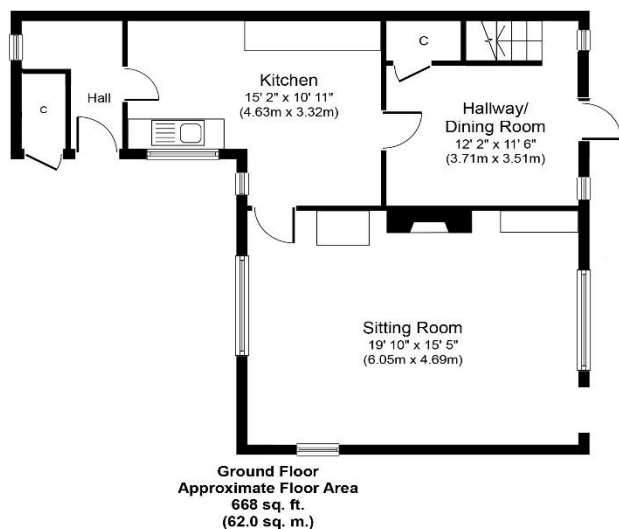
**BEDROOM 2** Of double aspect and views to the rear. Plenty of built-in storage.

**BEDROOM 3** With views out over the garden and fields beyond.

**CLOAKROOM** With WC.

## Outside

The property sits within a large garden with parking for several vehicles. The garden is mainly laid to lawn with mature trees and hedging. There are also two further outbuildings for storage and a terrace area to the rear, perfect for entertaining.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Viewing strictly by appointment with David Burr.

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## Additional information:

Services: Main drains, electricity and oil-fired heating. None of the services have been tested by the agent. Local authority: Braintree District Council Tax Band: D. £1,99707 per annum. Tenure: Letting. EPC Rating: TBC.

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