

oakheart

POND COTTAGE

£270,000

Bells Road, Belchamp Walter



Nestled in the picturesque rural village of Belchamp Walter, this delightful one-bedroom cottage offers a perfect blend of character, comfort, and countryside charm. Boasting an attractive flint and brick façade, the property exudes a timeless appeal from the moment you arrive.

Stepping inside, you are welcomed into a cosy and inviting living room, thoughtfully presented with warm décor, wooden flooring, and a feature fireplace creating the perfect space to relax and

unwind.

The kitchen is compact yet well-designed, fitted with an integrated oven and hob, while a separate utility area to the rear provides additional space for appliances and practical storage.

Upstairs, the generously sized double bedroom offers ample room for further furnishings, making it comfortable and versatile. The property is completed by a contemporary bathroom, fitted

with a bathtub, separate shower cubicle, wash basin, and WC.

Externally, the cottage benefits from a charming courtyard garden, ideal for low-maintenance, along with a useful shed for storage.

This wonderful home would make an ideal first-time purchase, countryside retreat, or investment opportunity, all set within a peaceful and highly desirable village location.











Ground Floor



Floor 1

Local Authority:

Braintree District

Tenure:

Freehold

Council Tax Band:

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Sudbury

01787 322 322

sudbury@oakheart.co.uk

18 Market Hill, Sudbury, Suffolk, CO10 2EA

oakheart