

oakheart



£400,000

Price Guide

Bakers Road, Belchamp St. Paul

£400,000 - £425,000 A charming and well-presented three bedroom semi-detached home positioned along a peaceful residential street in the picturesque village of Belchamp St Paul. Offering generous living accommodation, excellent outdoor space and beautiful open field views to the rear, this delightful property is perfectly suited to families and those seeking a quieter village lifestyle.

Upon entering, you are welcomed into a bright hallway which leads through to two well-proportioned reception rooms. The main living room is positioned to the front of the home, with a second versatile living space connecting to the dining room, ideal for entertaining or family living. The contemporary kitchen

sits at the rear of the property and provides ample worktop and storage space, with doors opening into a light-filled sunroom overlooking the rear garden. The kitchen features white quartz counter tops, stylish grey base and wall mounted cabinets, an inset eye level oven, four ring electric hob and a butler-style sink with chrome mixer tap. A convenient downstairs cloakroom complete the ground floor. Upstairs, the property offers three comfortable bedrooms, including two generous doubles and a well-sized single, each enjoying pleasant outlooks. The accommodation is served by a neatly fitted family shower room.

Outside, the property truly shines with a substantial rear garden

predominantly laid to lawn and backing onto open countryside, delivering a wonderful sense of privacy and rural tranquillity. To the front, a broad driveway provides ample off-street parking for multiple vehicles, while an outbuilding/workshop at the rear offers superb potential for storage or hobbies.

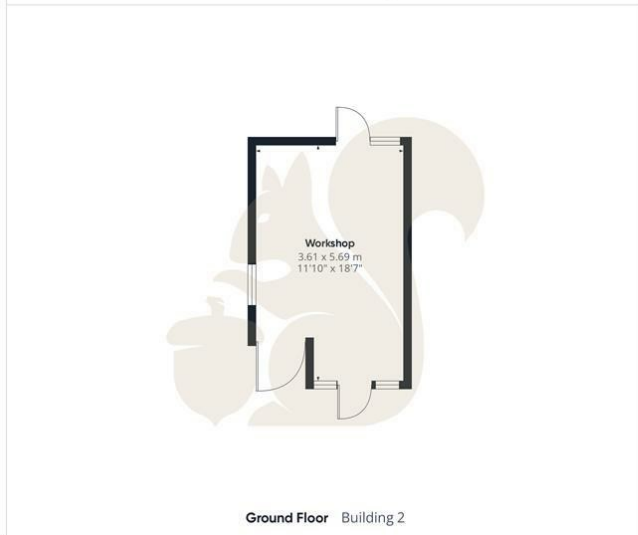
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Approximate total area⁽¹⁾
125.8 m²
1355 ft²

Reduced headroom
0.1 m²
1 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Tenure:
Freehold

Council Tax Band:
E

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E	47	
(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.