

DAVID
BURR



New House

Belchamp Otten, Suffolk

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The Street, Belchamp Otten, Suffolk

A spacious, versatile and well presented four bedroom detached family home situated in a quiet semi-rural village location enjoying off-road parking for multiple vehicles, garage and generous gardens with field views.



- Well presented four bedroom detached family home
- Situated in a quiet semi-rural village location
- Off-road parking for multiple vehicles
- Garage
- Generous gardens with field views

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INTERIOR

Entrance into a light and spacious HALLWAY with tiled flooring, staircase leading for the first floor and doors to SITTING ROOM a generous reception room featuring a log burning stove set within a stone hearth, part-panelled walls and French doors leading to the terrace. KITCHEN comprehensively fitted with a range of bespoke handmade units, tiled flooring and underfloor heating, freestanding range cooker and an opening to a stunning vaulted oak-framed BREAKFAST ROOM with views across the garden and bi-fold doors leading out. UTILITY ROOM with secondary sink and space and plumbing for a washing machine and dishwasher. Door leading to the side and a door to the STUDY a versatile space to the front of the property, housing the boiler, an ideal study for those needing to work from home. CLOAKROOM with WC and wash hand basin.

FIRST FLOOR

A generous LANDING with access to the roof space and rooms off. The first floor features FOUR generous double BEDROOMS all of which have built-in wardrobes and the principle bedroom enjoys an En-Suite comprising tiled shower cubicle, vanity unit, wash hand basin, WC and heated towel rail. FAMILY BATHROOM comprising panelled bath with shower attachment over, pedestal sink, WC, heated towel rail and extensively tiled and flooring.



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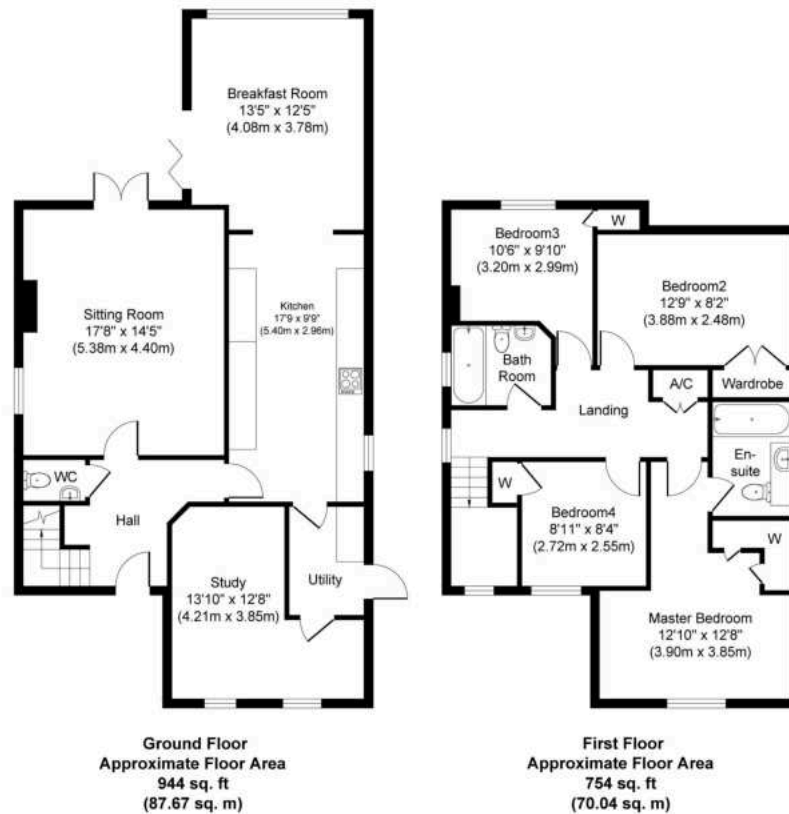
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EXTERIOR

The property is approached via a gravel driveway providing parking and turning for multiple vehicles, in turn leading to a block paved hardstanding and a Green Oak insulated GARAGE, currently utilised as a home gym. Access to either side of the property provides access into the rear gardens with a storage shed located within the passageway to the right-hand side, both passageways provide access to the rear garden which features a raised paved dining terrace set adjacent an area of traditional lawn with mature raised flower bed to the left hand side, border fencing and field views to the rear.



Floorplan



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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Belchamp Otten, Suffolk

The pretty village of Belchamp Otten is situated on the Suffolk/Essex border with both a church and public house. The nearby village of Belchamp St Paul offers further facilities including a primary school with a full range of amenities available at nearby Clare and Sudbury.



Material Information

SERVICES: Mains water and sewerage treatment plant. Mains electricity connected. Oil-fired heating. NOTE: None of these services have been tested by the agent.

LOCAL AUTHORITY: Braintree District Council, Town Hall, Fairfield Road, Braintree CM7 3YG. Telephone: 01376 552525.

COUNCIL TAX BAND: E. £2,682.37 per annum.

PROPERTY POSTCODE: CO10 7BG.

TENURE: Freehold.

CONSTRUCTION TYPE: Cavity brick.

COMMUNICATION SERVICES: (Source Ofcom):

Broadband: Yes. Speed up to 1000 mpbs download, up to 1000 mpbs upload. Telephone Signal: Yes.

NOTE: David Burr make no guarantees or representations as to the existence or quality of any services supplied by third parties. Speeds and services may vary and any information pertaining to such is indicative only and may be subject to change. Purchasers should satisfy themselves on any matters relating to internet or telephone services by visiting <https://checker.ofcom.org.uk/>.

SUBSIDENCE HISTORY: None known.

PLANNING APPLICATIONS/DEVELOPMENTS/PROPOSALS: None known.

ASBESTOS/CLADDING: None known.

FLOOD RISK: None.

ACCESSIBILITY ADAPTIONS: None known.

VIEWING: Strictly by prior appointment only through DAVID BURR.

NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness. No representation or warranty whatsoever is made in relation to this property by David Burr or its employees nor do such sales details form part of any offer or contract.



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