



1 THE SAVILLES, GAGES ROAD,

BELCHAMP ST PAUL, SUDBURY, CO10 7BU

NP NICHOLAS
PERCIVAL

1 The Savilles is a three-bedroom semi-detached family home in the popular village of Belchamp St Paul, near Sudbury. The property is comprised of a sitting room, dining room, kitchen, utility room, family bathroom, cloakroom, off road parking for two vehicles and enclosed front and rear gardens.

Tenure Freehold | Council Tax Band C

Oil Fired Central Heating | EPC E



Property

Approached via a footpath that runs adjacent to the greensward, 1 The Savilles opens to an entrance hallway that provides access to the cosy sitting room with open fireplace. The dining room (to the front of the property) enjoys views of the green and contains a useful storage cupboard.

The fitted kitchen features NEFF integrated oven, hob and extractor hood, as well as an integrated NEFF fridge / freezer. Ample storage is provided by a good array of cupboards and drawers.

Leading off from the kitchen is the utility room that also provides additional workspace and storage. Within the utility there is space and

plumbing for a free-standing washing machine, and the oil boiler is also contained within.

The utility room also allows access to the ground floor cloakroom.

Ascending the stairs to the first floor, there are two double bedrooms and a single bedroom.

The main bedroom contains the airing cupboard and as with the second double room, enjoys views to the front of the property, looking over the green. The single bedroom to the rear has a built-in wardrobe.

The family bathroom completes the internal accommodation and is comprised of a bath with mixer tap, shower mixer hose, pedestal handbasin and toilet.

Oustide

The property is set back to the rear of the green and accessed via a pathway that runs adjacent to the green. A road allows access to the rear of the property, where the parking can be found, two spaces on a block paved driveway.

The front garden is enclosed by a fence and gate and is mainly laid to lawn and there is a small seating area.

A gate allows access to the enclosed rear garden. Again, this is mainly laid to lawn, with mature planting.

A brick-built shed provides useful storage space, and comes complete with power and lighting. It also provides space for a tumble

dryer, fridge, and freezer. There are two patio areas, one adjacent to the house and one to the rear of the garden. A gate at the rear of the plot allows access to the parking area.

Situation

The property is located in the popular village of Belchamp St Paul, set within the rolling countryside of North Essex, that provides excellent opportunities for relaxing countryside walks. The village primary school was rated as 'Good' in the latest Ofsted report, there is also a popular village public house 'The Half Moon.'

The pretty Georgian market town of Sudbury offers a broad range of facilities including a choice of supermarkets, twice weekly market,



numerous restaurants, and eateries as well as a branch line train service to Marks Tey for onward connections to London, Colchester, Ipswich & Norwich.

Agents Notes

Our particulars are produced in good faith but can only be used as a guide to the property. If there is any point of particular importance to you, please contact the office and we will do our best to answer any queries prior to any viewing of the property.

Any measurements quoted are for guidance only. No services, utilities or appliances have been tested and any prospective buyers are asked to commission their own independent experts to verify the conditions of the same.

These particulars, and any comments and observations (verbal or written), of the sales agents do not constitute representations of fact, or form part of any offer or contract, and the matters referred to should be independently verified by prospective buyers and their own independent experts.





IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. No details contained within this brochure should be relied upon when entering into any contract. **SERVICES:** Mains electricity, water and drainage are connected. **TENURE:** The property is being offered for sale via private treaty freehold with vacant possession upon completion. **LOCAL AUTHORITY:** Braintree District Council, **COUNCIL TAX:** Band C. **RIGHTS OF WAYLEAVES & EASEMENTS** The sale is subject to all rights of support, public and private rights of way, water, light, drainage and other easements, quasi-easements and wayleaves, all or any other like rights, whether mentioned in these particulars or not. **VIEWINGS:** Strictly by appointment via Sole Agents Nicholas Percival (01206 563 222 / sales@nicholaspercival.co.uk).

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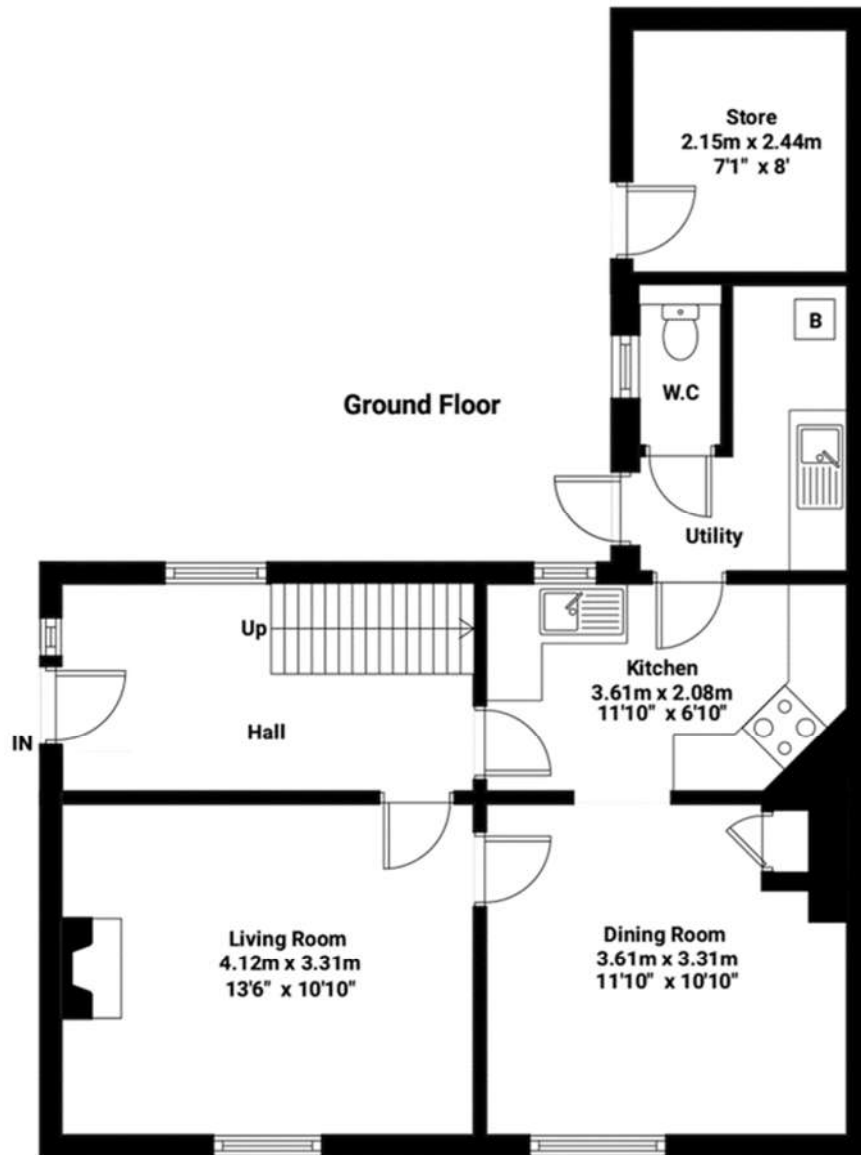
NICHOLAS PERCIVAL are proud to be members of;





The Savilles, Belchamp St. Paul

Illustration for identification purposes only. Measurements are approximate and not to scale.



**TOTAL APPROXIMATE FLOOR AREA :
1015 sq ft (94.3 sq mt)**

