



- Highly Sought After Belchamp Walter Location
- Individual & Bespoke Barn Conversion
- Four Double Bedrooms All Featuring En-Suite Shower Rooms
- Impressive Accommodation Throughout
- Living Room And Dining Room With Vaulted Ceiling
- High Quality Kitchen With Range Of Appliances
- Enclosed Garden With Private Terrace Ideal For Entertaining
- Secured Parking With Double Cart Lodge

## Bells Road, Belchamp Walter, Sudbury, Essex. CO10 7AR.

Nestled within an exclusive development of just six bespoke barn conversions, Waits Farm Barn is a truly breathtaking home offering a perfect blend of contemporary luxury and rustic charm. Surrounded by picturesque farmland and open field views, this unique property provides expansive accommodation across two beautifully designed floors.





# Property Details.

## Room Measurements

### Open Plan Kitchen/Diner



4.22m x 6.37m (13' 10" x 20' 11")

### Utility Room

2.53m x 2.53m (8' 4" x 8' 4")

### WC

1.59m x 1.20m (5' 3" x 3' 11")

### Dining Area



5.44m x 4.81m (17' 10" x 15' 9")

### Bedroom Four



3.49m x 4.25m (11' 5" x 13' 11")

### En-Suite Four

2.30m x 1.21m (7' 7" x 4' 0")

### Landing

# Property Details.

## Bedroom One



6.59m x 4.26m (21' 7" x 14' 0")

## En-Suite One



2.10m x 4.23m (6' 11" x 13' 11")

## Bedroom Two



4.22m x 3.29m (13' 10" x 10' 10")

## En-Suite Two

2.41m x 1.25m (7' 11" x 4' 1")

## Bedroom Three



2.80m x 4.21m (9' 2" x 13' 10")

## En-Suite Three

2.41m x 1.25m (7' 11" x 4' 1")

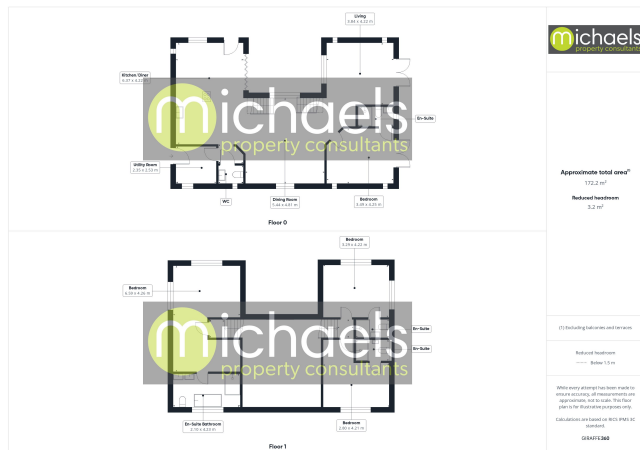
## Outside



Outside, the property includes a double cart lodge with a spacious driveway providing ample parking. The enclosed garden features a large patio area, perfect for enjoying the tranquil surroundings.

# Property Details.

## Floorplans



## Location



## Energy Ratings

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.