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## Burford's Pale Green, Helions Bumpstead, Haverhill, CB9 7NY

A stunning, bespoke, new build home finished to the highest specification and forming part of a small development of only 5 dwellings. The property has been meticulously designed and built to provide stunning accommodation throughout, together with a private garden and views over the adjoining countryside. Available 1st September 2025.

£2,250 PCM

- Four Bedroom New Build Home
- Private garden with views to open countryside
- Garage & driveway with EV charging point
- EPC Rating B
- Council Tax Band F
- Minimum 12 Month Tenancy



ACCOMMODATION with approximate room sizes

## SPECIFICATION

- Bespoke, handmade kitchen and utility
- Miele kitchen appliances
- Villroy Bosch sanitaryware
- Bespoke joinery
- Technology compliant with Wifi expander in every room
- Air source heat pump with underfloor heating throughout
- Porcelain paved terraces
- 22kw EV charging point
- CCTV and alarm system

## GROUND FLOOR

### ENTRANCE HALL

Double glazed entrance door with porch over and bespoke oak staircase rising to the first floor with understairs storage cupboard housing the underfloor heating manifolds. Solid oak doors to adjoining rooms incorporating a glazed door to the kitchen.

### SITTING ROOM

A dual aspect room with a number of double glazed windows providing a good degree of natural light and a contemporary wood burning stove.

## KITCHEN/DINING/LIVING ROOM

An excellent space providing contemporary living. The kitchen is fitted with a range of base and eye level units with quartz worktop space, twin bowl butler sink with Quooker boiling water tap, Miele appliances incorporating integrated dishwasher, oven and combination microwave, induction hob, space and plumbing for American style fridge freezer. In addition, there is a contrasting, large central island with black American walnut worktop space, incorporating a number of cupboards, drawers, breakfast bar and a wine cooler. In the kitchen area there are three windows enjoying views over the garden and adjoining countryside.

The living space has a vaulted ceiling with double glazed bi-folding doors providing access to the terrace and garden with stunning views over the adjoining countryside beyond.

## UTILITY ROOM

A well-fitted utility room with quartz worktop with butler sink, space for washing machine and tumble dryer. Plant room housing the Viessmann air source heat pump system and further storage cupboard housing the metered water softener. A double glazed stable door provides access to the side path and outside space.

## CLOAKROOM

Comprising wall-hung WC with hidden cistern and vanity wash basin.

## FIRST FLOOR

### LANDING

Velux skylight to the front aspect, built-in cupboard housing the underfloor heating manifolds and solid oak doors to adjoining rooms. Access via a pull-down ladder to the fully insulated loft space with flooring, power and lighting connected. The loft has been designed with attic trusses providing an accessible area with good head height.

### BEDROOM 1

Deep double glazed window to the front aspect with spectacular views, complimented by a pair of Velux skylights providing additional natural light. Recess for wardrobe and further walk-in recess area with solid oak door to:

### EN SUITE

Comprising wall-hung WC with hidden cistern, vanity wash basin, large shower enclosure with drench showerhead and low level lighting.

## BEDROOM 2

Window to the rear aspect with spectacular views and Velux skylight.

## BEDROOM 3

Deep window to the front aspect with further Velux skylight and built-in wardrobe.

## BEDROOM 4

Window to the front aspect.

## BATHROOM

Comprising wall-hung WC with hidden cistern, vanity wash basin with illuminated mirror above, panelled bath and large shower enclosure with drench showerhead.

## OUTSIDE

The property forms part of a stunning, bespoke development of only 5 individual homes. The property is accessed via a shared driveway with estate railings and a shared lawned area providing an attractive outlook. To the front of the property is a driveway providing off-street parking for three

vehicles with EV charging point and access to the integral garage, with an adjoining lawn, estate railings and pathway leading to the rear garden. Adjoining the rear of the property is a paved terrace which is ideal for al fresco entertaining, in turn leading to the rear garden which is laid to lawn with post and rail fencing to the rear providing views over the adjoining countryside. There is an external power point to facilitate the addition of a garden shed or hot tub, if required.

## HOLDING DEPOSIT

£519.00

## MATERIAL INFORMATION

For more information on this property please refer to the Material Information brochure on our Website





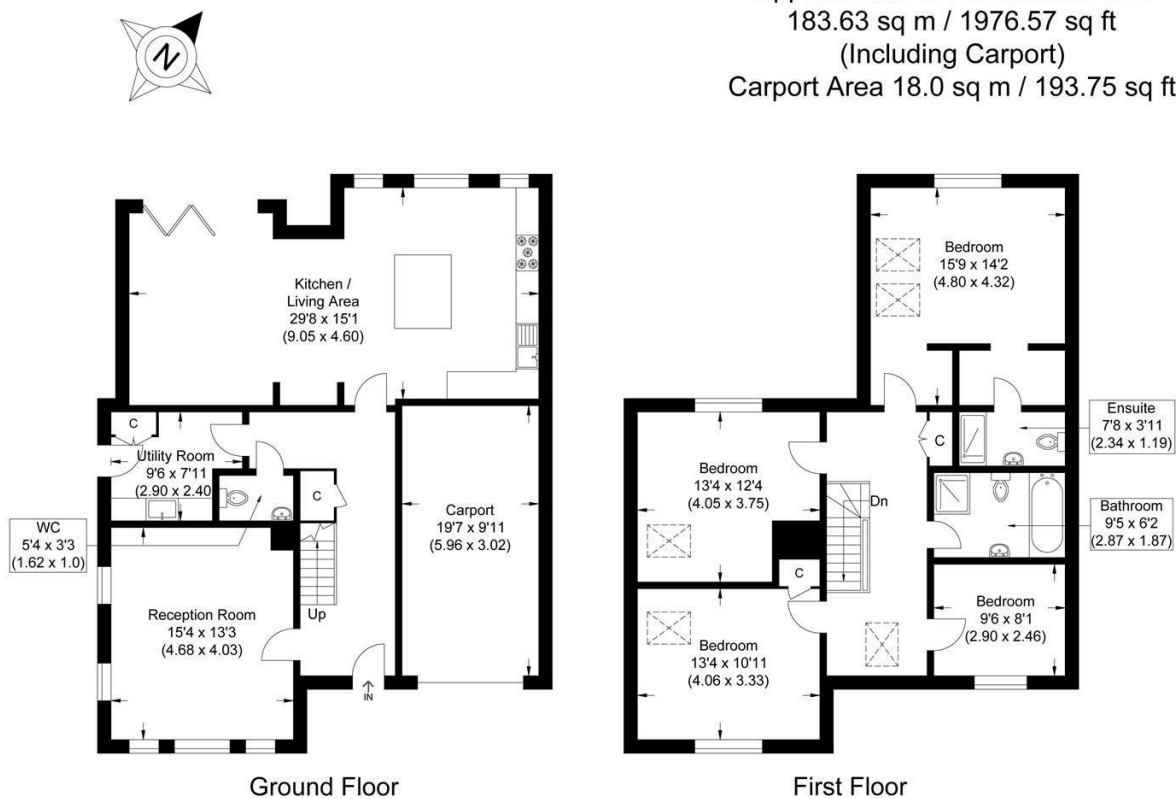
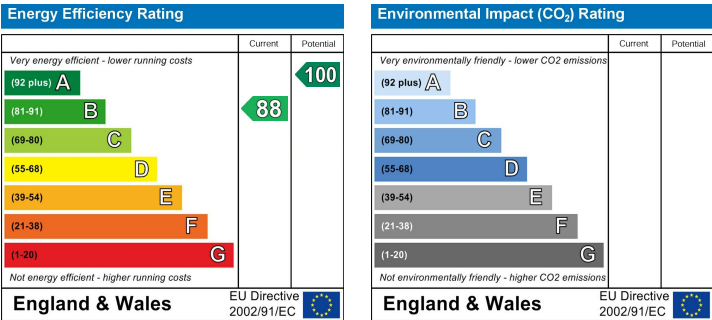


Illustration for identification purposes only, measurements are approximate, not to scale.

Note: Not to scale –  
For guidance purposes only

Energy Rating

The graphs below show the property's Energy Efficiency and Environmental Impact Ratings



Special Notes

- 1. As the sellers agent we are not obliged to carry out a full survey and are not conveyancing experts, as such we cannot & do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.
- 2. No fixtures, fittings or appliances are included in the sale unless specifically mentioned in these particulars.
- 3. Appliances have not been checked and we would recommend that these are tested by a qualified person before entering into any commitment.
- 4. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale.
- 5. All dimensions are approximate and floor plans are for general guidance and are not to scale.
- 6. Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed.  
If there is any point, which is of particular importance please ask us or seek professional verification.
- 7. These Sales Particulars do not constitute a contract or part of a contract.

Agents note: [For more information on this property please refer to the Material Information Brochure on our website.](#)