Churchfields Drive, Steeple Bumpstead, CB9 7EU

CHEFFINS

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Steeple Bumpstead,
CB9 7EU

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Guide Price £399,950

- Village Location
- Four Generous Bedrooms
- Single Garage and Driveway
- Modern Kitchen
- Two Reception Rooms
- Study
- Gas Central Heating
- Downstairs WC
- Freehold
- EPC Rating D

A beautiful four bedroom detached family home situated in the village of Steeple Bumpstead. Enjoying many fine features including generous living accommodation, study, single garage and driveway. (EPC Rating D)

LOCATION

Steeple Bumpstead is a popular village which lies on the Essex and Suffolk borders approximately three miles South of Haverhill, 20 miles from Cambridge, 13 miles from Saffron Walden and 19 miles from Bury St Edmunds. Steeple Bumpstead benefits from facilities including off licence/general store, two public houses and primary school.

GROUND FLOOR

ENTRANCE HALL
Window to front, stairs to first floor, doors to:

WC
Two piece suite comprising low level wc, vanity hand wash basin, radiator, obscure window.

SITTING ROOM
Window to front, gas fireplace, two radiators, patio doors to rear garden, open plan to:

DINING ROOM
Understairs storage cupboard, window to rear, radiator, door to:

KITCHEN
Fitted with matching base and eye level units with worktop over, wall mounted boiler, stainless steel sink, integrated dishwasher, cooker, space for fridge/freezer, built in four ring gas hob with extractor over, plumbing for washing machine, window to front, door to hallway, door to garden.

FIRST FLOOR

LANDING
Window to rear, door to storage cupboard, doors to:

BEDROOM TWO
Window to rear, radiator, storage cupboards.

BEDROOM THREE
Window to front, radiator, built in double storage cupboard.

BEDROOM FOUR
Window to front, radiator, storage cupboards.

BATHROOM
Fitted with a three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, obscure window

STUDY
Window to rear, radiator, stairs to:

SECOND FLOOR
Window, doors to:

BEDROOM ONE
Window to rear, radiator.

ATTIC SPACE
Door from landing providing access to the remaining loft space.

OUTSIDE
The property offers a private rear garden which is predominantly laid to lawn with shrub borders. A pathway leads to the rear of the house to a paved patio area for seating and an additional decking area sits to the side of the garden. Enclosed by timber fencing and brick wall. Side access gate to the front of the property. Personal door to the garage.

GARAGE AND DRIVEWAY
Single garage with up and over door, power and lighting connected. Driveway for two vehicles.

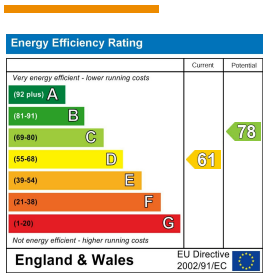
AGENTS NOTE
For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS
By appointment through the Agents.

SPECIAL NOTES
1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.

3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.

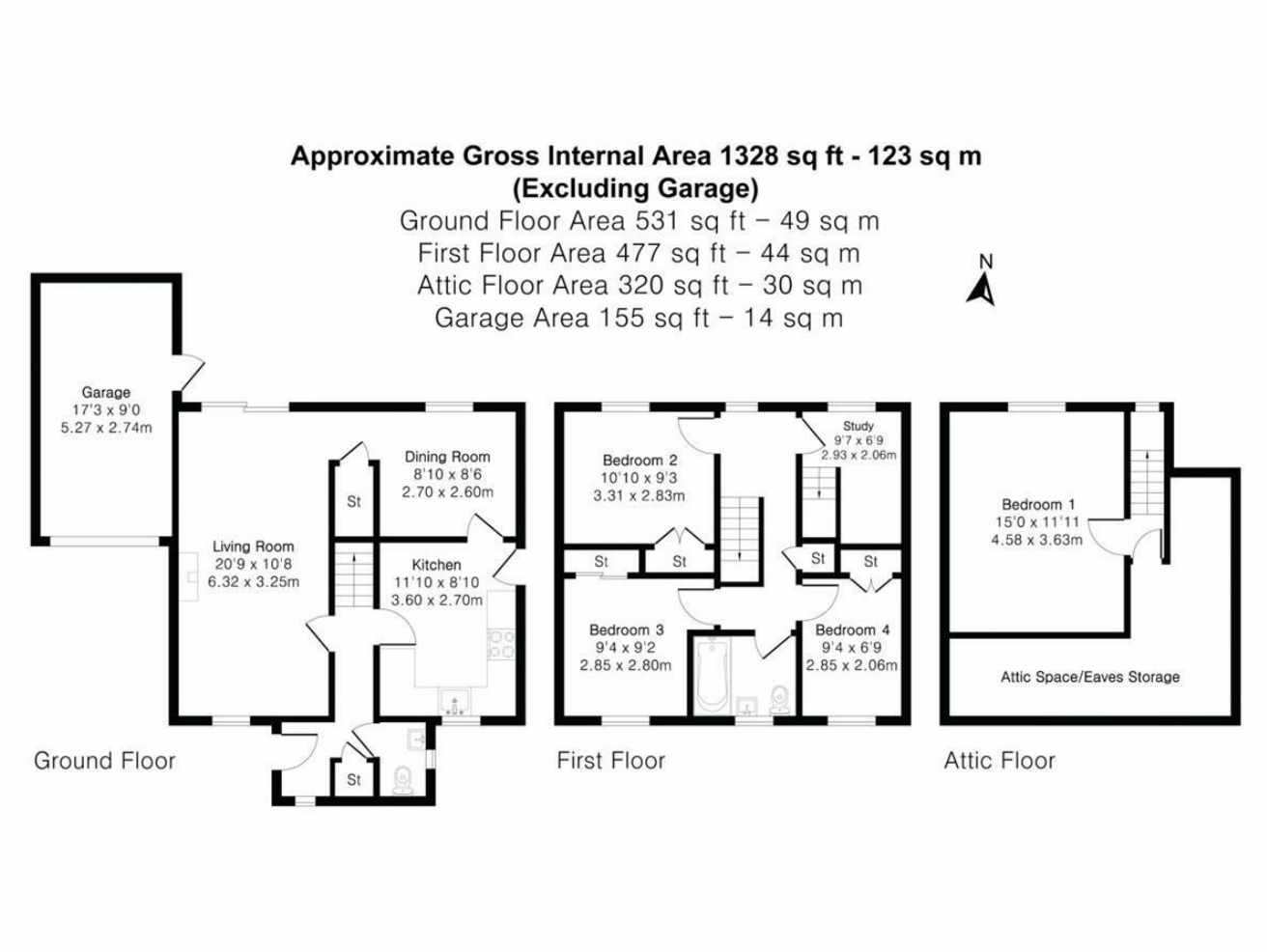


Guide Price £399,950

Tenure - Freehold

Council Tax Band - D

Local Authority - Braintree



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

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For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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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.