



Chapel Street, Steeple Bumpstead, CB9 7DQ

**CHEFFINS**

## Chapel Street

Steeple Bumpstead,  
CB9 7DQ

- Village Location
- Grade II Listed
- Thatched, Period Cottage
- Modern Features
- Double Cart Lodge
- Utility Room
- Ensuite to Master Bedroom
- Three Reception Rooms
- Established Gardens

Located in the sought after village of Steeple Bumpstead sits a charming, Grade II listed thatched cottage, boasting in character and complimented by modern features. Offered for sale with no onward chain, this delightful property benefits from three reception rooms, utility, ensuite to master bedroom and double cart lodge.

4 2 3

**Guide Price £675,000**





## LOCATION

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

## GROUND FLOOR

### ENTRANCE HALL

Doors to:

### SNUG

Boasting a wealth of character with exposed beams, inglenook fireplace, window to front, stairs to first floor, door to:

### REAR HALL

Radiator, door to garden, door to wc, door to:

### UTILITY ROOM

Stainless steel sink, plumbing for washing machine, door to:

### KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop over, one and half bowl ceramic sink, Range oven with extractor over, integrated dishwasher, space for fridge/freezer, pantry cupboard, open to a charming family room with stairs to the first floor, dual aspect windows and French doors leading out to the rear garden, door to:

### LIVING ROOM

Exposed beams, brick fireplace with woodburning stove, dual aspect windows, storage cupboard, door to hall.

## FIRST FLOOR

### LANDING

Storage cupboard, windows to side, doors to:

### BEDROOM ONE

Dual aspect windows, vaulted ceiling, radiator, door to walk in wardrobe, door to:

### ENSUITE

Three piece suite comprising shower enclosure, pedestal hand wash basin, low level wc, heated towel rail, obscure window.

### BEDROOM TWO

Window to side, vaulted ceilings, radiator.

### BEDROOM THREE

Window to side, vaulted ceilings, radiator, storage cupboard, additional eaves storage.

### BEDROOM FOUR

Currently utilised as a dressing room with additional storage cupboards, window to side, radiator.

### BATHROOM

Three piece suite comprising panelled bath with shower attachment over, pedestal hand wash basin, low level wc, radiator, obscure window.

### OUTSIDE

A charming cottage garden with immediate shingle area for seating and entertaining. Steps lead up to the remainder of the garden which is predominantly laid lawn with well established borders. A shingle path leads to a secluded decked area providing an additional area for seating. There is a side access gate and rear access gate to the parking area.

### PARKING

Double carport with doors on one side, power and lighting connected. Driveway providing further parking for two vehicles.

### AGENTS NOTE

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.

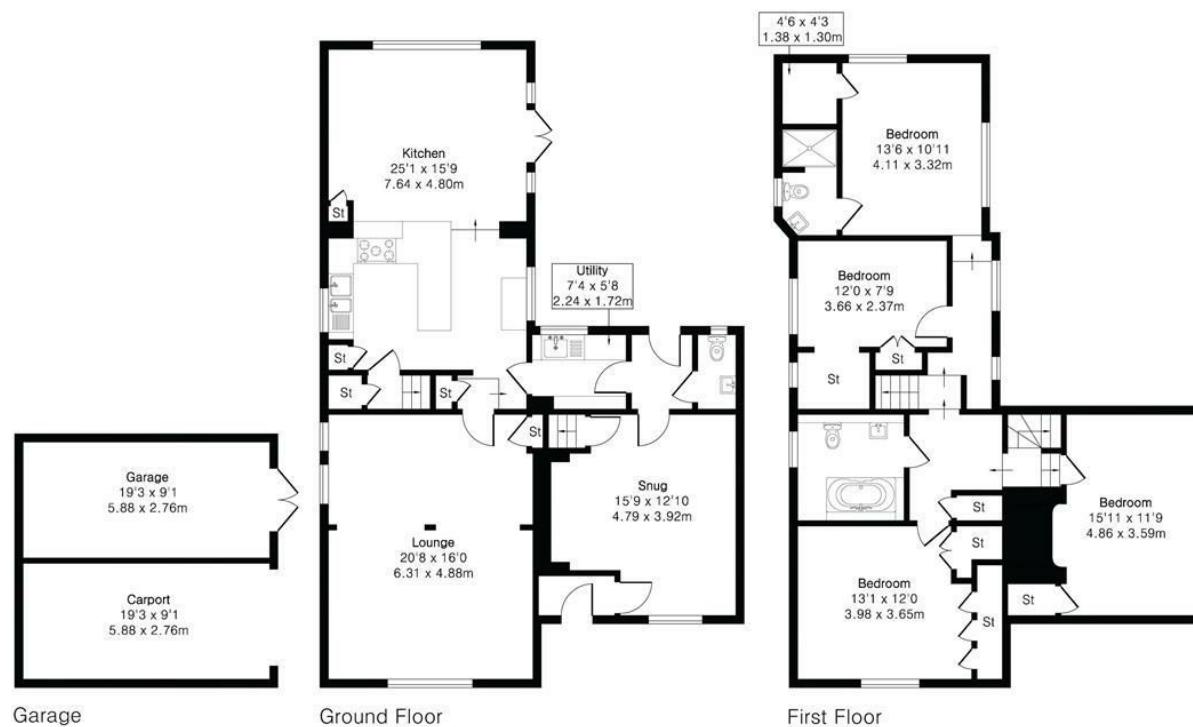
### SPECIAL NOTES

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.





Garage Area 175 sq ft – 16 sq m



Local Authority – Braintree & District



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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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.

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