



Churchfields Drive, Steeple Bumpstead, CB9 7EU

**CHEFFINS**

## Churchfields Drive

Steeple Bumpstead,  
CB9 7EU

- Village Location
- Detached Bungalow
- Single Garage and Driveway
- Three Bedrooms
- Bathroom and WC
- Conservatory
- Freehold
- EPC Rating TBC

A spacious and well presented, three bedroom detached bungalow situated within a quiet cul-de-sac in the popular village of Steeple Bumpstead. Benefitting from a conservatory, garage, driveway and low maintenance rear garden. (EPC Rating TBC)

3 1 2

Guide Price £390,000





## 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

Radiator, door to airing cupboard, door to storage cupboard, loft hatch, doors to:

### WC

Fitted two piece suite comprising low level wc, hand wash basin, radiator.

### KITCHEN

Fitted with a matching range of base and eye level units with worktop over, one and half bowl stainless steel sink, plumbing for washing machine, space for fridge/freezer, space for cooker with extractor over, plumbed-in inline water softener, radiator, window to rear, door to conservatory.

### LIVING/DINING ROOM

Box bay window to front, gas fire set within red brick surround with mantelpiece over, two radiators, sliding patio doors to:

### CONSERVATORY

UPVC construction with power connected, door to garden.

### BEDROOM ONE

Window to rear, radiator, built-in double wardrobe.

### BEDROOM TWO

Window to front, radiator, built-in storage cupboard.

### BEDROOM THREE

Window to rear, radiator.

### BATHROOM

Fitted three piece suite comprising panelled bath with shower over, pedestal hand wash basin, low level wc, heated towel rail, obscure window to front, underfloor heating.

### OUTSIDE

To the rear of the property is a low maintenance garden set upon two levels. Towards the left hand side of the garden is a paved patio area for seating, wooden shed and personal door to the garage. Steps lead up to a separate garden area which is predominantly laid with decorative shingle with a paved walkway. The garden is enclosed by timber fencing and brick wall with a side access gate.

### GARAGE AND DRIVEWAY

Single garage with up and over door, power and lighting connected with personal door to garden. Driveway for one vehicle.

### AGENTS NOTE

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

The vendor has confirmed the property has gas central heating with NEST controller.

### 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.

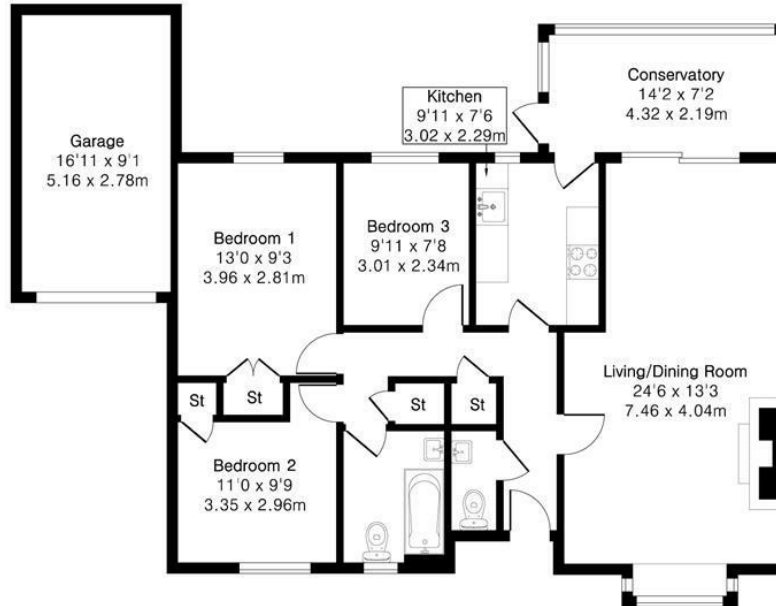
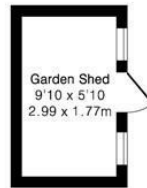
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.





**Approximate Gross Internal Area 1009 sq ft - 94 sq m  
(Excluding Garage & Outbuilding)**

Garage Area 154 sq ft – 14 sq m  
Outbuilding Area 57 sq ft – 5 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £390,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Braintree



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.



[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.