



Dyers End, Stambourne, CO9 4NE

CHEFFINS

Dyers End

Stambourne,
CO9 4NE

A four bedroom semi-detached family home situated in the village of Stambourne, highly benefitted by it's generous open plan kitchen/diner, master bedroom with ensuite, garage and driveway. (EPC Rating E)

LOCATION

Stambourne is a small village surrounded on the whole by farmland and open countryside. The market towns of Sudbury and Braintree provide extensive facilities including rail links to the latter. The pretty village of Saffron Walden lies 14 miles west of Stambourne and provides many facilities and services including a main line station to London Liverpool Street.

4 2 2

Guide Price £375,000





GROUND FLOOR

ENTRANCE HALL

Stairs to first floor, doors leading to:

LIVING ROOM

Two radiators, two windows to side, fireplace.

KITCHEN/DINER

Open plan kitchen/diner, with fitted base and eye level units, enamel round sink with drainer, space for fridge, plumbing for washing machine and dishwasher, tiled floor, window, two radiators, two storage cupboards. sliding patio door to garden, side access door from dining area to garden/driveway.

FIRST FLOOR

LANDING

Radiator, airing cupboard housing boiler, doors to:

BEDROOM ONE

Fitted furniture, window and skylight with field views, radiator.

ENSUITE

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

BEDROOM TWO

Window to front, storage cupboard, radiator.

BEDROOM THREE

Velux skylight, radiator, storage cupboard.

BEDROOM FOUR

Window to front, radiator.

BATHROOM

Three piece suite comprising corner bath, low level wc, pedestal hand wash basin, velux skylight.

OUTSIDE

Paved patio area for seating, small stone wall surrounding the remainder of the garden which is laid to lawn. Garden overlooking field views. Side gate to access driveway.

GARAGE AND DRIVEWAY

Single garage with new electric roller door (with 5 year warranty), driveway for 4/5 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.



Approximate Gross Internal Area 1315 sq ft - 122 sq m (Excluding Garage)

Ground Floor Area 668 sq ft – 62 sq m

First Floor Area 647 sq ft – 60 sq m

Garage Area 128 sq ft – 12 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	47
(21-38) F	53
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



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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Tenure – Freehold

Council Tax Band – D

Local Authority – Braintree District

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.



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