



Helions Road, Steeple Bumpstead, CB9 7DU

**CHEFFINS**



## Helions Road

Steeple Bumpstead,  
CB9 7DU

This stunning 4-bedroom detached house combines contemporary design with functional living spaces, situated in a desirable village location. The property boasts a striking exterior complemented by a stylish front door and well-manicured landscaping.

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### 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.

 4  2  1

## Offers In Excess Of £475,000





This brand new 4 bedroom detached house combines modern design with practical living spaces, perfect for contemporary lifestyles. Featuring a spacious kitchen diner that invites both casual meals and entertaining. The master bedroom offers a luxurious en-suite bathroom for added privacy and convenience. With a separate garage providing ample storage and parking, this property truly has everything you need for comfortable, stylish living.

Nestled amidst expansive open farmland that stretches as far as the eye can see, the peaceful community of Steeple Bumpstead provides a charming village lifestyle in a stunning rural environment. Situated in the northwest corner of Essex, near the borders of Cambridgeshire and Suffolk, the village boasts a picturesque mix of historical timber-framed, red-brick, and thatched cottages, all while offering a wealth of modern amenities.

Ground Floor  
metric (mm) imperial  
Kitchen/Dining 6265 x 3305 - 20' 7" x 10' 10"  
Living Room 6265 x 3300 - 20' 7" x 10' 10"  
Utility 2510 x 1494 - 8' 3" x 4' 11"  
Garage 7100 x 3051 - 23' 4" x 10' 0"

First Floor  
metric (mm) - imperial  
Bedroom 1 (max) 3356 x 3235 - 11' 0" x 10'

7"  
Bedroom 2 (max) 3805 x 3363 - 12' 6" x 11' 0"  
Bedroom 3 2940 x 2367 - 9' 8" x 7' 9"  
Bedroom 4 (max) 3229 x 2280 - 10' 7" x 7' 6"

## Agents note

- Tenure - Freehold
- Council Tax Band - To be assessed
- Property Type - Detached house
- Property Construction - Brick and block with tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1242
- Parking - Garage and driveway for two vehicles.

## UTILITIES/SERVICES

- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Mains
- Heating - Gas fired wet system underfloor heating to ground floor, compact radiators to all other floors
- Broadband - Fibre broadband available (subject to connection by homeowner)
- Mobile Signal/Coverage - Good
- Estimated service charge is £592 per annum.
- 10 year NHBC Warranty





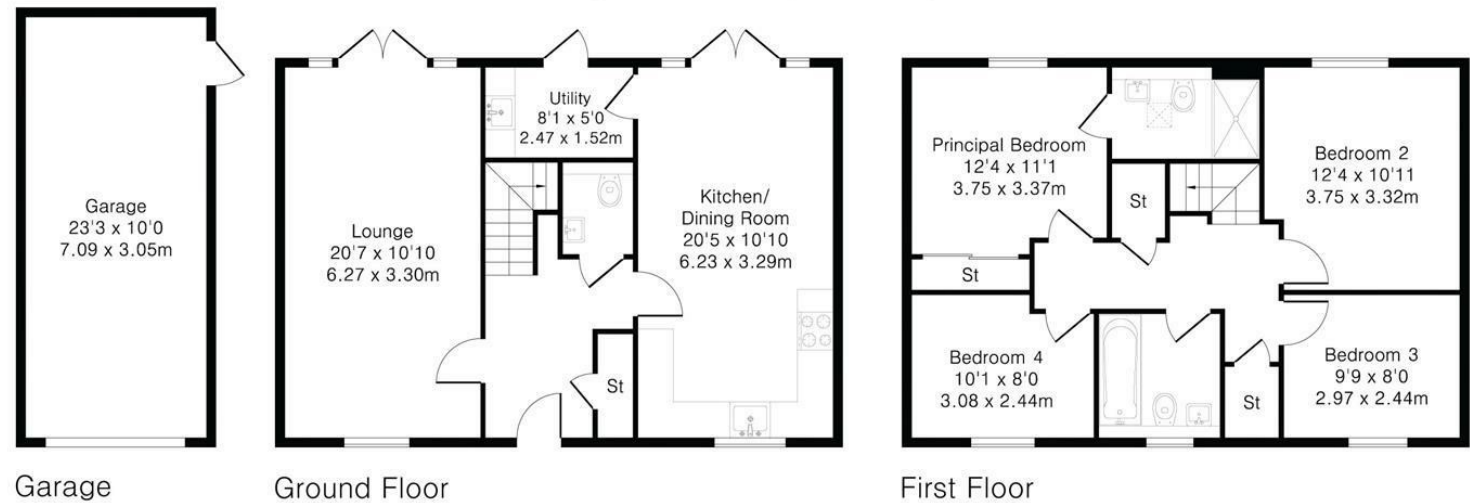
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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

## Approximate Gross Internal Area 1242 sq ft - 116 sq m

Ground Floor Area 621 sq ft – 58 sq m

First Floor Area 621 sq ft – 58 sq m

Garage Area 233 sq ft – 22 sq m



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Tenure – Freehold

Council Tax Band – New Build

Local Authority – Braintree



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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.