

Chapel Street, Steeple Bumpstead, CB9 7DQ

CHEFFINS

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Steeple Bumpstead,
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Guide Price £535,000

- Village Location
- Four Well Appointed Bedrooms
- Spacious Living Room
- Private Rear Gardens
- Off Road Parking for Multiple Vehicles
- Utility Room
- Freehold
- EPC Rating C



A substantial and well-presented semi-detached property situated centrally within Steeple Bumpstead, offering flexible family accommodation, extensive private gardens and excellent off-road parking (EPC Rating C)











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 off licence/general stores, public house and primary school.





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GROUND FLOOR

ENTRANCE HALL
Entering via the front door into an inviting entrance hall featuring a double glazed window to the side, radiator, Karndean style flooring, and stairs rising to the first floor landing. Two steps lead down to an understairs storage cupboard with double doors into the living room.

LIVING ROOM
A generous dual-aspect room featuring a double-glazed window to the rear and French doors opening onto the side garden flanked by two full-length glazed windows on either side. The focal point of the room is a wood-burning stove with a slate-tiled hearth, red brick surround, and timber bressumer chimney breast. Further equipped with wall-light points, two sets of radiators, and double doors opening from the main entrance hall.

KITCHEN/BREAKFAST ROOM
Fitted with a comprehensive range of matching wall and base units with solid wood work surfaces over. Includes a Belfast-style sink with mixer taps over, and integrated dishwasher. Notable details include double glazed windows to the front with built-in shutter blinds, inset spotlights, tiled splashbacks, and natural stone tiled flooring.

FORMAL DINING ROOM
A fantastic-sized reception room featuring double-glazed windows to the front with built-in shutter blinds, a radiator, natural stone-styled tiled flooring, and four wall-light points.

WC
Comprising a low-level WC, wall-mounted wash hand basin, radiator, natural stone tiled flooring, and extractor fan.

UTILITY ROOM
A functional space with a door leading to the rear garden and a double glazed side window. Features a recently installed Ideal Logic wall-mounted gas boiler, base units with work surfaces over, a stainless steel sink with mixer tap, space and plumbing for a washing machine and tumble dryer, built-in storage, a radiator, natural stone tiled flooring, extractor fan, and a modern replaced electric fuse box.

FIRST FLOOR

LANDING
A lovely split-level, gallery-style landing providing loft access and an airing cupboard housing the water cylinder, doors to:

BEDROOM ONE
A spacious principal bedroom featuring a double-glazed window to the front with built-in shutter blinds, an air conditioning unit, and built-in wardrobes, door to:

ENSUITE
Comprising a low-level WC, pedestal wash hand basin, cast-iron style radiator, and a built-in shower enclosure with tiled splashbacks, tiled flooring, and an extractor fan.

BEDROOM TWO
Featuring a double-glazed window to the rear, radiator, and laminate-style flooring.

BEDROOM THREE
Featuring air conditioning unit, a double-glazed window to the front with built-in shutter blinds, and a radiator.

BEDROOM FOUR
Featuring a double-glazed window to the side, radiator.

BATHROOM
Featuring a claw-foot bath, pedestal wash hand basin, low-level WC, tiled splashbacks, and tiled flooring. Includes a double-glazed window overlooking the rear, a cast-iron style heated towel rail.

REAR GARDEN
Gated access leads through to the beautifully maintained and centralized mature gardens. The outdoor space begins with a patio seating area featuring a pergola and further shingled seating areas. The extensive lawned gardens are bordered by timber fencing and feature a large central cherry tree, interspersed with established flower bed borders. Further down the garden is a secondary pergola seating area laid to shingle, a greenhouse, and a large metal-built timber shed. Power and light are connected throughout the gardens through an external plug socket.

PARKING
Allocated off-road parking for two to three vehicles, laid to shingle. Features gated access leading to an EV car-charging point.

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.









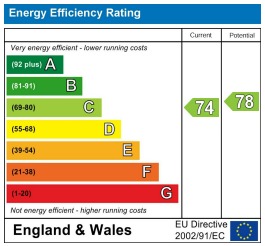












Guide Price £535,000

Tenure - Freehold

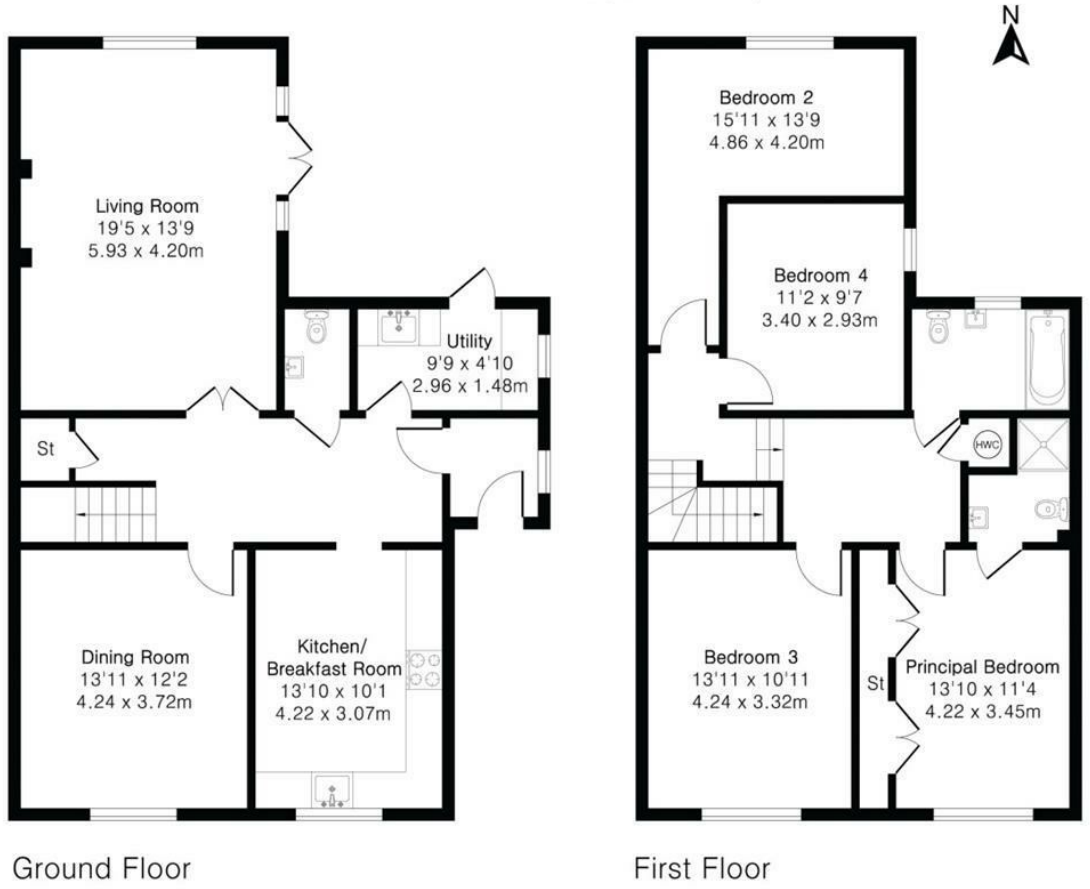
Council Tax Band - E

Local Authority - Braintree District Council

Approximate Gross Internal Area 1664 sq ft - 155 sq m

Ground Floor Area 861 sq ft – 80 sq m

First Floor Area 803 sq ft – 75 sq m



PINKPLAN

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.