



Poppy Field, Haverhill, CB9 7LS

CHEFFINS

Poppy Field

Steeple Bumpstead, Haverhill,
CB9 7LS

- SHORT, COMPLETED ONWARD CHAIN
- Beautiful, Open Plan Kitchen/Diner with Bi-Fold Doors
- Ground Floor Underfloor Heating
- Two Ensuites and Family Bathroom with Underfloor Heating
- Larger Than Normal Garage and Driveway for Multiple Vehicles
- Utility Room
- Countryside Views
- Freehold
- EPC Rating B

A stunning five bedroom detached family home situated in the sought after village of Steeple Bumpstead. Benefitting highly from far reaching countryside views, spectacular open plan kitchen/diner with integrated appliances, two ensuites and family bathroom with underfloor heating, larger than usual garage and driveway for multiple vehicles. (EPC Rating B)

5 3 2

Guide Price £650,000





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

Understairs storage cupboard, stairs to first floor, door to wc, door to living room, door to:

KITCHEN/DINER

Fitted with base and eye level units with worktop over, breakfast bar with seating, stainless steel sink with mixer tap, integrated fridge/freezer, dishwasher, double oven with induction hob and extractor over, window to rear over looking garden, two windows to side overlooking fields, bi-fold doors to rear garden, underfloor heating, door to:

UTILITY ROOM

Fitted base and eye level units, stainless steel sink with mixer tap, plumbing for washing machine, window to rear, space for tumble dryer, underfloor heating, door to driveway, door to garage.

LIVING ROOM

Dual aspect windows, feature fireplace, underfloor heating.

WC

Two piece suite comprising low level wc, vanity hand wash basin, heated towel rail.

FIRST FLOOR

LANDING

Storage cupboards, doors to:

BEDROOM ONE

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

ENSUITE

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

BEDROOM TWO

Window to front, radiator, door to:

ENSUITE

Three piece suite comprising shower enclosure, low level wc, vanity hand wash basin, heated towel rail, underfloor heating.

BEDROOM THREE

Window to rear, radiator.

BEDROOM FOUR

Dual aspect windows, radiator.

BEDROOM FIVE/STUDY

Window to front, radiator.

BATHROOM

Three piece suite comprising panelled bath with shower over, low level wc, vanity hand wash basin, heated towel rail, extractor fan, obscure window, underfloor heating.

GARDEN

A generous rear garden which is predominantly laid to lawn with a patio area for seating. Enclosed by timber fencing with a side access gate to the driveway.

GARAGE AND PARKING

A larger than usual garage with up and over door, power and lighting connected. Driveway providing parking for off road parking.

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 1776 sq ft - 165 sq m (Excluding Garage)

Ground Floor Area 757 sq ft – 70 sq m

First Floor Area 1019 sq ft – 95 sq m

Garage Area 236 sq ft – 22 sq m



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	92
(81-91) B	85
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

EU Directive 2002/91/EC

Guide Price £650,000

Tenure - Freehold

Council Tax Band - G

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: 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.