



North Street, Steeple Bumpstead, CB9 7DP

CHEFFINS

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CB9 7DP

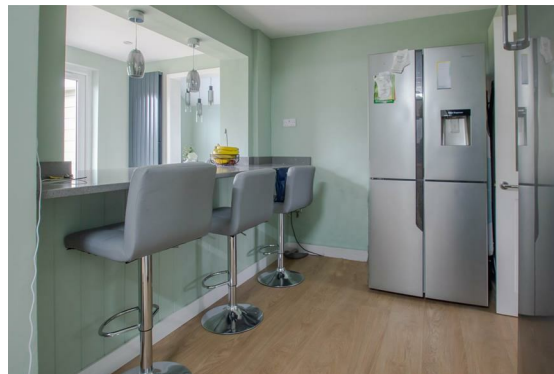
- Extended Family Home
- Generous Living Accommodation
- Beautiful Fitted Kitchen
- Dining Room
- Good Size Rear Garden
- Freehold
- No OnwardChain

An extended and much improved four bedroom semi detached property occupying a prominent position within the well served village of Steeple Bumpstead. The property offers excellent living accommodation with further benefits including a master bedroom with en-suite, generous rear garden, garage and driveway. Offered for sale with no onward chain. (EPC Rating C)

4 2 3

Guide Price £450,000





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.

ENTRANCE HALL

BREAKFAST ROOM 8' 2" x 8' 6" (2.5m x 2.6m) Breakfast bar with space for fridge / freezer open plan access to Kitchen.

KITCHEN 17' 1" x 9' 10" (5.23m x 3.0m) A beautiful fitted kitchen with base and eye level units, double oven, warming drawer, induction hob, integrated appliances including freezer, dish washer, washing machine, tumble drier and wine cooler and hot tap.

INNER HALL 7' 10" x 4' 11" (2.4m x 1.5m) French doors to garden.

DINING ROOM 10' 9" x 9' 10" (3.3m x 3.0m) Window to rear, Bi folding doors to Sitting Room

LOUNGE 21' 11" x 12' 1" (6.7m x 3.7m) Wood burner, two radiators, Bi folding doors to Dining Room.

FIRST FLOOR

BEDROOM ONE 13' 5" x 10' 5" (4.1m x 3.2m) Window, radiator.

ENSUITE 10' 2" x 7' 2" (3.1m x 2.2m) Fitted with a four piece suite comprising of a panelled bath, shower enclosure, low

level WC, vanity wash basin, heated towel rail, dual aspect windows.

BEDROOM TWO 11' 10" x 10' 9" (3.62m x 3.3m) Window, radiator.

BEDROOM THREE 10' 5" x 9' 4" (3.2m x 2.85m) Window, radiator.

BEDROOM FOUR 8' 2" x 7' 10" (2.5m x 2.4m) Window, radiator.

SHOWER ROOM Fitted with a three piece suite comprising shower enclosure, low level WC, vanity wash hand basin, heated towel rail, obscure window.

OUTSIDE The property has a generous rear garden which is predominantly laid to lawn with a raised patio area providing an ideal area for seating. The garden has a number of mature shrubs and plants situated throughout with the garden being enclosed by timber fencing and hedging.

GARAGE & DRIVEWAY To the front of the property is a driveway which provides off road parking for two vehicles. There is a single garage located en bloc with up and over door.

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 made us aware that there is a soakaway in the garden.

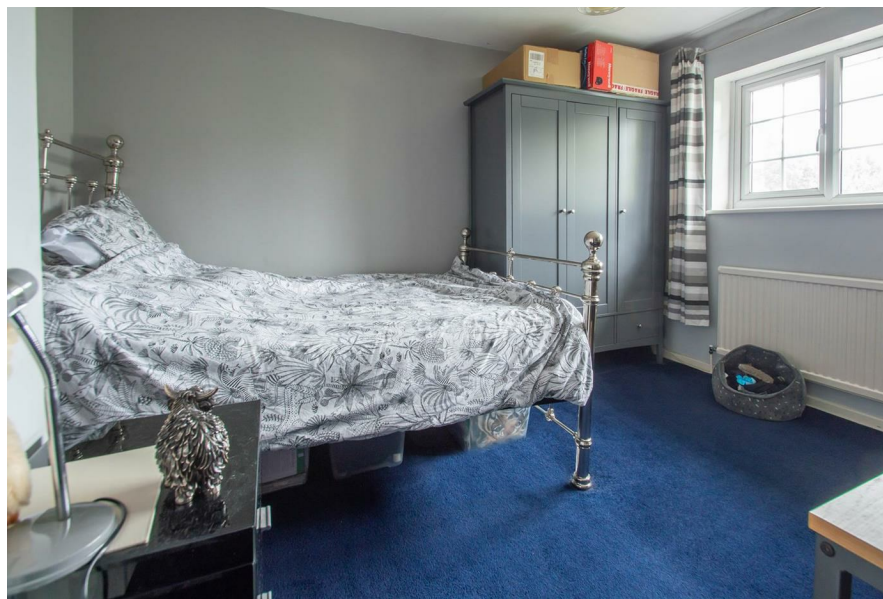
VIEWINGS By appointment through the Agents.

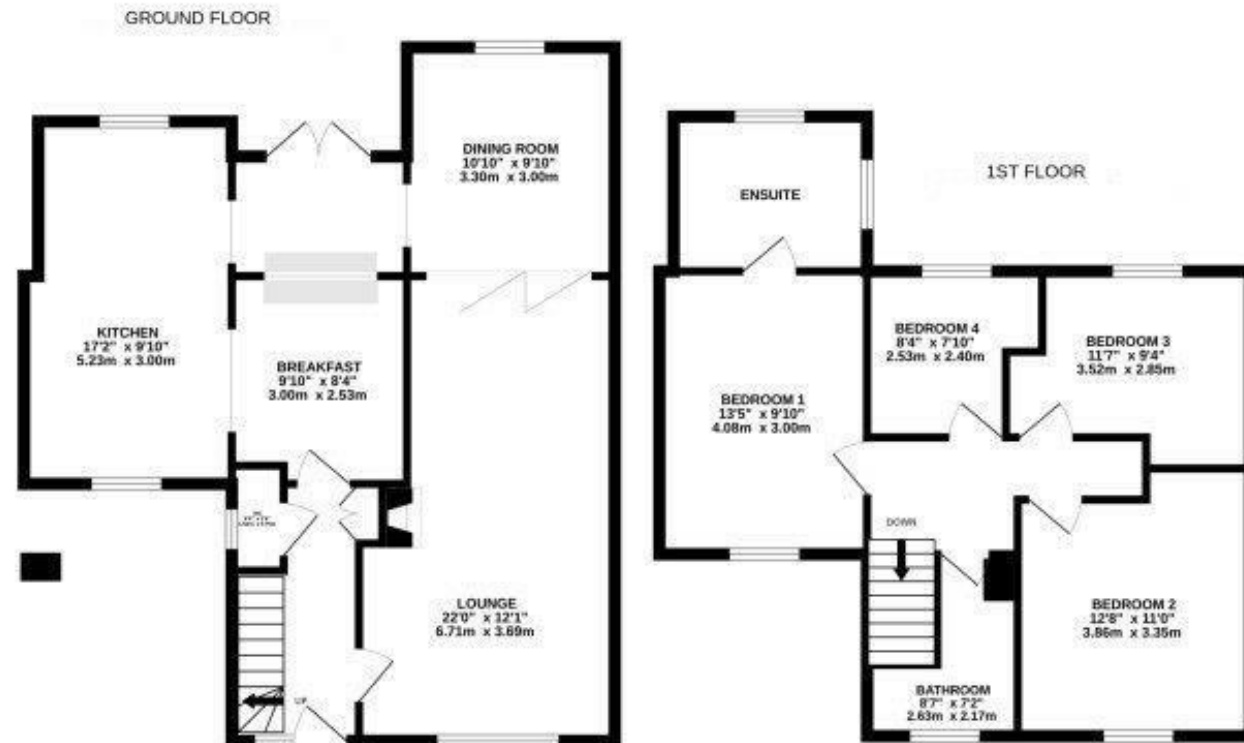
SPECIAL NOTES 1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.

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.







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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	82
EU Directive 2002/91/EC		

Guide Price £450,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Braintree

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.